Hardee County
FLORIDA

AGENDA

Planning and Zoning Board

PUBLIC HEARING/REGULAR MEETING

May 7, 2026, at 6:00 PM

COMMISSION CHAMBERS, 412 WEST ORANGE STREET, ROOM 102, WAUCHULA, FL 33873

BOARD MEMBERS	STAFF
Chairman Cody Gullatt	**Todd Miller, Community Development Director**
Vice-Chairman Lesley S. Bateman	**Joshua Cheney, Senior Planner**
Glenn Bergens	**Jorden Eisenstein, Planner I**
Michael Burch	**Abigail Juarez, Admin. Assistant**
Daniel Cisneros	
Roger Conley	

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE, FOLLOWED BY THE INVOCATION**

3. **APPROVAL OF THE AGENDA**

4. **NOTICE OF PUBLICATION**

5. **MINUTES FOR APPROVAL**

   A. P/Z Board Special Meeting/Public Hearing Minutes for April 9, 2026.
   - Motion to approve minutes as presented

6. **NOTICE OF BOARD EX-PARTE COMMUNICATION**

7. **PLANNING AND ZONING BOARD GENERAL RULES OF PROCEDURE**

8. **APPOINTMENTS**

   A. **Agenda No. 26-39 as Ordinance No. 2026-05 - Sarah L. Johnston, P.A . -** Proposed Unified Land Development Code Amendment: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA, AMENDING ARTICLE I OF THE UNIFIED LAND DEVELOPMENT CODE OF HARDEE COUNTY TO ADD SECTION 1.04.03 TO PROVIDE FOR COST RECOVERY FOR THE ACTUAL COST OF REVIEW OF CERTAIN LAND DEVELOPMENT APPLICATIONS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CODIFICATION AND FOR AN EFFECTIVE DATE.

   RECOMMENDED ACTION: Staff recommends approval.

   B. **Agenda No. 25-48- Senior Planner, Joshua Cheney-** RaceTrac Inc., as property owner(s), are requesting approval of a Site Development Plan for a proposed RaceTrac Fueling Center in the C-2 (General Commercial) zoning district and Town Center Future Land Use Category.

   RECOMMENDED ACTION: Staff recommends approval.

   C. **Agenda No. 26-30 as Ordinance 2026-07 - Development Director, Todd Miller -** Proposed Large Scale Comprehensive Map Amendment: Mosaic Fertilizer, LLC, as property owner, is requesting to extend the Phosphate Mine Overlay to approximately 1,966 acres proximate to the existing southern boundary of SFM-EE (South Fort Meade-Eastern Extension).

RECOMMENDED ACTION: Staff recommends approval.

9. **ADJOURNMENT**

AGENDA ITEM NO. 5.A

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE:	May 7, 2026
SUBMITTED BY:	Jorden Eisenstein, Community Development Department
ITEM TYPE:	Minutes for Approval
AGENDA SECTION:	**MINUTES FOR APPROVAL**
SUBJECT:	P/Z Board Special Meeting/Public Hearing Minutes for April 9, 2026.
SUGGESTED ACTION:	- Motion to approve minutes as presented

ATTACHMENTS:
P&Z Minutes 04-09-2026.docx

Hardee County
FLORIDA

DRAFT

MINUTES

Hardee County Planning and Zoning Board

SPECIAL MEETING/PUBLIC HEARING

April 9, 2026, at 6:00 PM

COMMISSION CHAMBERS
412 W. ORANGE STREET, ROOM 102,
WAUCHULA, FL 33873

1. CALL TO ORDER

Attendee Name	Title	Status
Cody Gullatt	Chairman	**Present**
Roger Conley	Vice-Chairman	**Present**
Daniel Cisneros	Board Member	**Present**
Micheal Burch	Board Member	**Present**
Glenn Bergens	Board Member	**Present**
Lesley Bateman	Board Member	**Present**
Joshua Chaney	Senior Planner	**Present**
Jorden Eisenstein	Planner 1	**Present**
Todd Miller	Community Development Director	**Present**

Chairman Gullatt called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE AGENDA

4. NOTICE OF PUBLICATION

Planner Jorden Eisenstein announced:

- The meeting was advertised in *The Herald Advocate* on March 26, 2026, and courtesy notices were mailed out to property owners within 300ft of the subject parcel.

5. NOTICE OF BOARD EX-PARTE COMMUNICATION

All Planning/Zoning Board members received calls, emails and other communications prior to the Public Hearing in opposition for the proposed Ordinances.

6. PLANNING AND ZONING BOARD GENERAL RULES OF PROCEDURE

7. APPOINTMENTS

A. Ordinance No. 2026-04- An Ordinance of Hardee County, Florida, amending the text to policy L8.1.12 of the Hardee County Comprehensive plan to allow for an increase in residential density and non-residential intensity of the rural center future land use category; providing for severability; providing for conflict; and providing for an effective date.

Kelly Klepper,AICP, Kimley-horn - being sworn, entered the staff report and presentation into the record on behalf of Hardee County staff for Ordinance No. 2026-02, 2026-03 and 2026-04 concurrently.

Chairman Gullatt called for Board Members comments:

Elizabeth Rodrigues and Steven Southwell, as representatives to the property owner, being sworn, answered questions.

Todd Mooney, as property owner, being sworn, answered questions.

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Todd Miller, Community Development Director, being sworn, answered questions.

- **Vice-Chair Bateman:** Describe for all of us the desire and reasoning for increasing from 1,460 units to 7,602 units?
    - **Elizabeth Rodriguez**: The developer wanted to change the mix of land use, based upon what they thought the market would dictate, there's a need for housing in the state.

- **Vice-Chair Bateman:** Timeframe to build out to max would be?
    - **Elizabeth Rodriguez**: 30-year development plan.

- **Chairman Gullatt**: Would this require a certain amount of fire stations? Hospital?
    - **Elizabeth Rodriguez**: We're still working on the details on a developer's agreement with all the developer's details, when it comes to the fire/medical unit of stuff.

- **Board Member Bergens:** For EMS who's going to pay for these services? Will the county be responsible for paying/staffing or will y'all be?
    - **Elizabeth Rodriguez**: We're still working on that, that is one of the very final things we're getting done.

- **Board Member Burtch:** Why did you choose so many for such a rural area?
    - **Elizabeth Rodriguez**: the developer makes that decision based on the market.

- **Chairman Gullatt**: The goal is to keep the community centered and have everything that they need at this location?
    - **Elizabeth Rodriguez:** Yes, that is correct.

- **Board Member Cisneros**: Could this project have been started with the current approval? Then build up?
    - **Steven Southwell:** The issue the developer ran into was the economic standing point was being able to commit the capital structure needs.

- **Vice-Chair Bateman:** From a planning perspective what they are doing is clustering the idea is to help preserve the rest of farm areas in the county, how many acres would they take for this project?
    - **Todd Miller:** Most of it is A-1 agricultural 1 unit per 5 acres, it would be a long time and a lot to spread out before we could get to this number of dwelling units.

- **Chairman Gullatt:** Do we have any similar development to this is sustainable and will it hold up?
    - **Todd Miller:** No not in Hardee County, but in surrounding counties.

- **Board Member Burtch:** What about our people in this town when they put the businesses in town out of business, what will happen then?
    - **Todd Mooney**: It's not going to happen; you have to get people to come to this place first. It will not affect any of the businesses here.

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- **Board Member Cisneros**: How much of that cost is going to be on the county residency and on their taxes?
    - **Todd Mooney**: It shouldn't affect the residents' taxes.

Chaiman Gullatt called for Public Comments:

- David Albritton: Opposed
- Tina Gainous: Opposed
- Jim Hayers: Opposed
- Dustin Waters: Opposed
- Joe Gicker: Opposed
- Sam Faint: Opposed
- Richard Dasher: Opposed
- Mark Mercer: Opposed
- Abby Duke: Opposed
- Ian Durrance: Opposed
- Danny Durrance: Opposed
- Mary Duke: Opposed
- Erin Fitspatrick: Opposed
- Caleb Nadazkey: Opposed
- Krista Wolf: Opposed
- Jaime Burch: Opposed
- Kristy Lanier: Opposed
- John Solen: Opposed
- Scott Stephens: Opposed

Chairman Gullatt for a Motion regarding Ordinance 2026-04.

Motion to recommend Denial by Chairman Burch and second by Board Member Cisneros on Ordinance No. 2026-04.

Motion carried unanimously.
Ayes- Gullatt, Cisneros, Burch, Bergens, Conley and Bateman.

B. **Ordinance No. 2026-03, An ordinance of Hardee County, Florida, amending the future land use map of the Hardee County Comprehensive plan to change the future land use designation of approximately 114.5 +/- from agricultural (AGR) to Rural Center (RCN) providing for severability; providing for conflict; and providing for an effective date.**

Chairman Gullatt called for a Motion regarding Ordinance No. 2026-03.

Motion to recommend Denial by Board Member Glenn and second by Board Member Cisneros on Ordinance No. 2026-03.

Motion carried unanimously.
Ayes- Gullatt, Burch, Bergens, Bateman and Cisneros.

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C. Ordinance No. 2026-02- An Ordinance of Hardee County, Florida, Regarding Land Development, amending the Hardee County Zoning map within the unincorporated area; providing for a rezoning of approximately 114.5 +/- acres from agriculture (A-1) to planned unit development (PUD) with Modifications to a previously approved master development plan; providing for legal description; providing for severability; and providing for an effective date.

Chairman Gullatt for a Motion regarding Ordinance No. 2026-02.

Motion to recommend Denial by Board Member Cisneros and second by Board member Glenn on Agenda No. 26-02.

10. ADJOURNMENT

With no further business, the meeting adjourned at 8:00 p.m.

X

Gullatt Cody, Chairman
Planning and Zoning Board

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AGENDA ITEM NO. 8.A

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE: May 7, 2026

SUBMITTED BY: Jorden Eisenstein, County Manager's Office

ITEM TYPE: Appointment

AGENDA SECTION: **APPOINTMENTS**

SUBJECT:

Agenda No. 26-39 as Ordinance No. 2026-05 - Sarah L. Johnston, P.A . - Proposed Unified Land Development Code Amendment: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA, AMENDING ARTICLE I OF THE UNIFIED LAND DEVELOPMENT CODE OF HARDEE COUNTY TO ADD SECTION 1.04.03 TO PROVIDE FOR COST RECOVERY FOR THE ACTUAL COST OF REVIEW OF CERTAIN LAND DEVELOPMENT APPLICATIONS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CODIFICATION AND FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: **RECOMMENDED ACTION: Staff recommends approval.**

ATTACHMENTS:

Ordinance 2026-05 ULDC Cost Recovery draft .docx

Chap 2 Cost Recovery 2026-06 draft .docx

ORDINANCE NO. 2026-05
HARDEE COUNTY, FLORIDA

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA, AMENDING ARTICLE I OF THE UNIFIED LAND DEVELOPMENT CODE OF HARDEE COUNTY TO ADD SECTION 1.04.03 TO PROVIDE FOR COST RECOVERY FOR THE ACTUAL COST OF REVIEW OF CERTAIN LAND DEVELOPMENT APPLICATIONS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CODIFICATION AND FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 125, Florida Statutes, authorizes the various counties of the State of Florida to adopt regulations in the interest of the public health, safety, and the general welfare of the public; and

WHEREAS, the County has determined that certain development applications required substantially more extensive review and/or specialized expertise and artificially inflate rates for all users and implementation of a cost recovery program is a preferred method that allows for pass through of those directly applicable costs to a benefited user; and

WHEREAS, the cost recovery program would allow the County (and applicants) to utilize specialized expertise for certain land development applications, and the applicants would reimburse the County for the actual costs of the specialized review; and

WHEREAS, this Ordinance was duly noticed and advertised pursuant to the law; and

WHEREAS, the Planning and Zoning Board considered this Ordinance at a duly noticed public hearing and recommended _____ by a ____ to ____ vote; and

WHEREAS, the Board finds that it would be in the best interests of the residents of the County to amend the regulations in the County's Unified Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY:[1]

Section 1. Recitals. That the above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. ULDC Amendment. Article 1. General Provisions of the ULDC is amended to add Section 1.04.03 as follows:

1.04.03 Cost Recovery

In accordance with Chapter 2, Article IV. Cost Recovery of the Hardee County Code of Ordinances ("County Code"), the County Manager or designee, as part of the review of any development application presented to the County, may refer such application to such engineering, planning, legal, technical, or environmental consultant or professional(s) engaged by the County as the County Manager or designee shall deem reasonably necessary to enable review of the application as required by law.

[1] Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with ~~double strikethrough~~ and double underline.

Section 3. **Conflicts.** All Sections or parts of Sections of the County Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 4. **Severability.** That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. **Codification.** That it is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the County Code, that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 6. **Effective Date.** That this Ordinance shall become effective immediately upon adoption on second reading.

PASSED ON FIRST READING on the __ day of May, 2026.

PASSED AND ADOPTED ON SECOND READING this __ day of June, 2026.

HARDEE COUNTY, FLORIDA

_____

NOEY A. FLORES, CHAIR

ATTEST:

_____

VICTORIA L. ROGERS
EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISIONERS

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

_____

SARAH JOHNSTON
COUNTY ATTORNEY

ORDINANCE NO. 2026-06

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA, AMENDING CHAPTER 2 "ADMINISTRATION" OF THE HARDEE COUNTY CODE OF ORDINANCES TO ADD ARTICLE IV "COST RECOVERY" TO ESTABLISH A COST RECOVERY PROGRAM PROVIDING FOR REIMBURSEMENT OF THE COST OF REVIEW OF CERTAIN LAND DEVELOPMENT APPLICATIONS; PROVIDING FOR REPEAL, CONFLICTS, SEVERABILITY, CODIFICATION AND FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 125, Florida Statutes, authorizes the various counties of the State of Florida to adopt regulations in the interest of the public health, safety, and the general welfare of the public; and

WHEREAS, the County has determined that certain development applications required substantially more extensive review and/or specialized expertise and artificially inflate rates for all users and implementation of a cost recovery program is a preferred method that allows for pass through of those directly applicable costs to a benefited user; and

WHEREAS, the cost recovery program would allow the County (and applicants) to utilize specialized expertise for certain land development applications, and the applicants would reimburse the County for the actual costs of the specialized review; and

WHEREAS, the proposed ordinance codifies County regulations providing for reimbursement of the cost of review of certain land development applications that require either a specific area of specialization or a disproportionate amount of time and effort that the County is not able to provide without negatively impacting other county services; and

WHEREAS, this Ordinance was duly noticed and advertised pursuant to the law; and

WHEREAS, the Board finds that it would be in the best interests of the residents of the County to adopt the Ordinance establishing a cost recovery program.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY:[1]

Section 1. Recitals. That the above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. Code of Ordinances Amendment. That Chapter 2 entitled "Administration," of the County Code of Ordinances is amended to add Article IV. Cost Recovery and sections 2.40, 2.41, 2.42, and 2.43 as follows:

Article IV. Cost Recovery

Section 2.40 Cost Recovery; Established. Purpose and Intent.

[1] Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with ~~double strikethrough~~ and double underline.

1. The purpose of this Chapter 2, Article IV. Cost Recovery is to ensure that actual costs incurred in the review of certain land development applications submitted to the County are borne by the applicants which derive the financial benefits of this review, rather than by the taxpayers of the County.
2. It is the express intent of the County in enacting this cost recovery program that the county's costs of administrative and outside fee consultant review and processing of requests, as required or necessitated now or in the future by the county's ordinances, resolutions, policies, or procedures, shall be borne by the applicant.

Section 2.41 Applicability and Exceptions.

1. *Applicability of provisions.*

The following types of applications authorized under the Unified Land Development Code of Hardee County ("ULDC") shall be subject to the requirements of this Article as provided for in Section 2.42. This shall include, but not be limited to comprehensive plan amendments, rezonings, variances, uses permitted with conditions, planned unit developments, special exceptions, major mining special exceptions, appeals of administrative decisions, land development regulation amendments, and development agreements.

2. Exceptions.

The cost recovery required by this section shall not apply to:

- applications that are originally initiated by or on behalf of the county; or
- on behalf of another governmental entity acting in its governmental capacity, provided however, that the initiating government entity does not charge the county for its review, processing and comment upon the county's review requests of a similar type or nature.

3. *Building permit fee schedule and application fee schedules not affected.* The schedules of building permit and Community Development Department application fees, as otherwise provided for and authorized by this Code and the ULDC, shall not be affected by this article and shall apply in addition to the fees required by this article.
4. *Advertising and mailing costs required.* Advertising and mailing costs shall also be charged to an applicant as required by this Code, in addition to the fees and charges required by this article.

Section 2.42 Cost Recovery.

1. The County manager or designee, in the review of any application, may refer any such application as provided for in this Article to such engineering, planning, legal, technical, or environmental consultant or professional(s) engaged by the County as the County Manager or designee shall deem reasonably necessary to enable review of the application as required by law. Charges made by such consultant shall be in accord with the charges customarily made for such services in the Central Florida area, and pursuant to an existing contractual agreement by and between the County and such consultant. Charges made by the County shall be in accord with the hourly rates charges by such consultants or hourly rates of employed professionals and shall be paid on submission of a County invoice.
2. Unless prohibited by law, the applicant shall reimburse the County for the cost of such consultant or employed professional services upon submission of a copy of the invoice, within 30 days of submission of a copy of the invoice. These fees are in addition to any and all other fees required by other law, rule or regulation of the County Code.
3. Whenever the County determines that services are needed pursuant to this Article, the County shall notify the developer, owner or other interested party ("applicant"), seeking

review, development permits, applications, submissions or requests concerning the development, utilization or improvement of real property in the County. The applicant shall be provided a written notice that review of the application requires review by certain consultants or professionals with an estimate of the cost. This shall be an estimate only and may be exceeded if necessary.

4. Payment in full by the applicant to the County for the County's actual expenditure for review of the application shall be a written condition of any development order or permit.
5. For applications that require substantial review and utilization of professionals and consultants, the County may, in its discretion, require, at the time a submittal is made, an initial deposit, which shall be credited toward the fee charged for application review and processing, and shall pay additional deposits as may be required from time to time. The amount of the initial deposit for the different types of review requests shall be established by the County and based upon the estimated cost of professional services required to review the application.
    a. *Initial Deposit.* When the applicant pays the initial deposit, that deposit shall reflect the estimated expenses of review, a cost recovery account for the applicant's review request will be opened and maintained throughout the entire review process until all certificates of occupancy have been issued, or the County determines that no further County action is necessary for the review and processing of the request; at either of which time, the account will be closed, and any remaining funds therein will be refunded to the applicant.
    b. *Additional deposits.* The cost recovery account will be monitored monthly. Whenever the account falls below 25 percent of the initial amount deposited, the applicant shall be required to submit an additional amount to the cost recovery fund equal to 25 percent of the original amount deposited before any further review or processing continues. The applicant making the initial deposit will be notified when a supplemental deposit will be required. Several supplemental deposits may be necessary depending on the complexity of the review request.
    c. *Return of cost recovery deposit.* After the final approval, the County shall close the cost recovery account and shall refund any remaining funds to the applicant within 60 days.
6. *Interest Charges and Enforcement.* Unpaid costs and fees payable to the County under this section, which are more than 30 days overdue shall be considered delinquent and shall accumulate interest at the rate of one and one-half (1.5) percent per month upon the unpaid balance until paid. Overdue costs, fees and interest accrued thereon may be collected and enforced in any manner that is allowed by law, and the County shall be authorized to recover its reasonable attorney's fees incurred in such collection.

Section 2.43 Appeal.

Any applicant who contends that the funds being charged pursuant to this cost recovery program are excessive, may appeal the decision of the county manager or any funds being charged, to the board of county commissioners who will hear said appeal within 45 days of said appeal. The decision of the board of county commissioners on said appeal shall be final. During the time of said appeal no development permit shall be issued except in such cases where the applicant pays to the county the funds required in the cost recovery program noting on said payment that they are paid under protest subject to the appeal being undertaken by the applicant.

Section 3. Conflicts. All Sections or parts of Sections of the County Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 4. **Severability.** That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. **Codification.** That it is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the County Code, that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 6. **Effective Date.** That this Ordinance shall become effective immediately upon adoption on second reading.

PASSED ON FIRST READING on the __ day of May, 2026.

PASSED AND ADOPTED ON SECOND READING this ____ day of June, 2026.

[SIGNATURE PAGE TO FOLLOW]

NOEY A. FLORES
CHAIRMAN

ATTEST:

VICTORIA L. ROGERS
EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISIONERS

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

SARAH JOHNSTON
COUNTY ATTORNEY

AGENDA ITEM NO. 8.B

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE:	May 7, 2026
SUBMITTED BY:	Jorden Eisenstein, Community Development Department
ITEM TYPE:	Appointment
AGENDA SECTION:	**APPOINTMENTS**
SUBJECT:	**Agenda No. 25-48- Senior Planner, Joshua Cheney-** RaceTrac Inc., as property owner(s), are requesting approval of a Site Development Plan for a proposed RaceTrac Fueling Center in the C-2 (General Commercial) zoning district and Town Center Future Land Use Category.
SUGGESTED ACTION:	**RECOMMENDED ACTION: Staff recommends approval.**

ATTACHMENTS:

STAFF REPORT--25-48--- RaceTrac Gas Station - SDP SCP.docx
app.pdf
RT WAUCHULA_LSP.pdf
C3.0.pdf

HARDEE COUNTY PLANNING/DEVELOPMENT DEPARTMENT
STAFF REPORT

Request for Site Development Plan/Site Construction Plan

Agenda No:	25-48
Request:	Site Development Plan and Site Construction Plan for the development of a 6,100 sq. ft. convenience store with fuel pumps on a total of 5.37 acres of land situated on two individual parcels located at the southwest corner of the intersection of W. R.E.A. Road and US Highway 17 N.
Applicant:	Kirt Anderson / Priority Engineering LLC
Property Owner:	RaceTrac Inc. 200 Galleria Parkway Atlanta, GA 30339
Location:	East of N. Florida Avenue on the southwest corner of the intersection of W. R.E.A. Road and US Highway 17 N (See Location Map)
Parcel Identification:	33-33-25-0000-02250-0000 33-33-25-0000-05620-0000
Site Size:	**5.37** +/- acres (Sites)
Future Land Use:	**Town Center**
Zoning:	**C-2 (General Commercial)**
Surrounding Land Use:	North: Highway Mixed Use South: Town Center East: Town Center West: Town Center
Surrounding Zoning:	North: **C-2** (General Commercial) South: **C-2** (General Commercial) East: **C-1** (Neighborhood Commercial) West: **C-2** (General Commercial) & **F-R** (Farm Residential)

Staff Recommendation:

Staff recommends APPROVAL to the Planning/Zoning Board of a Site Development Plan and Site Construction Plan to facilitate the development of a 6,100 sq. ft. convenience store with fuel pumps on a total of 5.37 acres of land situated on two individual parcels located east of N. Florida Avenue on the southwest corner of the intersection of W. R.E.A. Road and US Highway 17 N, subject to the following conditions:

1. The Site Development Plan approval shall expire twelve (12) months from the date of approval unless a twelve (12)-month extension is granted by the Community Development Director or an authorized designee. Any request for an extension shall be submitted no fewer than thirty (30) days prior to the expiration date. For purposes of this provision, initiation of construction shall be defined as the issuance of a building permit for the project.

2. All landscaping shall be installed in conformance with the requirements of Section 5.13.05 of the ULDC, and to the satisfaction of the Community Development Department or authorized designee.

3. All on-site signage shall comply with the requirements of Article 6, Sign Regulations, of the ULDC, and to the satisfaction of the Community Development Department or authorized designee.

4. Prior to the issuance of any development order, construction permit, or Certificate of Occupancy, the applicant/developer shall demonstrate compliance with Section 5.03.08 of the ULDC regarding cross access and/or joint access.

5. The applicant or property owners shall furnish proof that the development site is unified by title or a covenant in lieu of unity of title before beginning with the commencement of any land clearing.

Procedure

Gasoline Sales (Filling Station; Convenience Store with Gas), No Service, are a Permitted Use within the **C-2 (General Commercial)** zoning district. The development of a convenience store with fuel pumps requires a Site Development and Site Construction Plan review per Section 3.03.00, Table 3.03.00(A) and Section 9.10.01 of the Hardee County ULDC.

Existing Conditions and Background History

Both properties have been commercially developed for decades, with development dating back to the early 1950s and the 1990s, respectively. Prior to the recent sale to RaceTrac Inc., the properties were owned and utilized by Kinbro, Inc., which is a construction services company.

Staff Analysis

SITE DEVELOPMENT PLAN

Minimum site development requirements include as follows:

Site Development Requirement	Minimum Required	Provided
Off-Street Parking	3 space per 1,000 s.f. GFA = 18.3 spaces	31 spaces + 2 HC spaces
Parking Stall Size	10 ft x 20 ft	10 ft x 20 ft
Lot Size	4,000 sq. ft.	5.37 +/- acres

Setbacks	F-50'/S-00'/R-15'	As Required
Signage (Free Standing)	TBD	To Meet Code
Landscaping/Buffering	Per Section 5.13.00	As Required

The proposed convenience store will require water and wastewater services which will be provided by the City of Wauchula, per the applicant.

Findings of Fact:

- *The site of the request is located in the C-2 (General Commercial) zoning district.*
- *The submitted application is for Parcel ID Nos.* 33-33-25-0000-02250-0000 and 33-33-25-0000-05620-0000.
- *The site is located adjacent to Highway 17 N. (Principal Arterial) N. Florida Avenue (Local), and W. R.E.A. Road (Local).*
- *Most recent traffic counts on US 17 North adjacent to the site are 25,000 AADT.*
- *Most recent traffic counts on North Florida Avenue (AKA CR 35A) adjacent to the site are 4,440 AADT.*
- *The proposed development will be served by the City of Wauchula's municipal water and sanitary sewer systems.*
- *Best available information identifies no flood zones or wetlands on the site.*
- *This SDP/SCP application was reviewed by the Hardee County Development Review Committee (DRC) and a meeting with the applicant's representative was conducted on June 13, 2025.*

Consistency with the Hardee County Comprehensive Plan

Staff finds the use and proposed development consistent with Policies L1.2, and the intent and purposes of the Hardee County Comprehensive Plan.

Consistency with the Hardee County Unified Land Development Code

Fire

The Fire Prevention Officer has reviewed the plans, and has determined all fire and safety requirements of the Fire Code applicable at this time have been met.

Roads and Bridges

Access to the subject properties will be from US Highway 17 N, N. Florida Avenue, and W. R.E.A. Road. A traffic impact study determined that the proposed convenience store is expected to generate over 100 peak-hour trips per day. Consequently, a Major Traffic Impact Analysis was required and has been provided by the applicant.

Planning

Use: The proposed use is permitted within the C-2 zoning district, and it is allowed within the C-2 zoning district upon approval of a Site Development Plan, per the procedural analysis above. The proposed use has been deemed to have minimal impact upon the surrounding uses and property.

Setbacks: The Table of Development Standards in Section 3.03.00(C) of the Hardee County ULDC requires front yard setbacks of 50', side yard setbacks of 0', and rear yard setbacks of 15'. The applicant has provided the required setbacks on the proposed development plans, and the proposed convenience store and canopies will meet the setback requirements.

Landscaping/Buffering: A condition of approval has been recommended to ensure the proposed use will provide landscaping along all property lines, in accordance with Section 3.15 of the ULDC.

Signage: Any signage proposed will be required to meet the requirements of Article 6 of the Hardee County ULDC.

Parking: The applicant is providing a total of thirty-one (31) parking spaces (29 regular parking spaces, and 2 handicap accessible parking spaces) for the proposed convenience store with fuel pumps. Thus, the proposed off-street parking will meet the requirements of Section 5.09.02 of the Hardee County ULDC.

Utilities/Health

Water and wastewater services will be provided to the site by the City of Wauchula.

Conclusion:

Pursuant to the review and analysis of the above-cited standards, Staff finds that the granting of approval of a Site Development and Site Construction Plan for the proposed use to be consistent with the purpose and intent of the Hardee County Unified Land Development Code and the Hardee County Comprehensive Plan.

Recommendation:

Staff recommends **APPROVAL** to the Planning/Zoning Board of a Site Development Plan and Site Construction Plan to develop a 6,100 sq. ft. convenience store with fuel pumps on a total of 5.37 acres of land situated on two individual parcels located east of N. Florida Avenue on the southwest corner of the intersection of W. R.E.A. Road and US Highway 17 N, in unincorporated Hardee County, subject to the conditions of approval listed below.

Conditions

1. Site Development Plan approval shall expire twelve (12) months from the date of approval unless a twelve (12)-month extension is granted by the Community Development Director or an authorized designee. Any request for an extension shall be submitted no fewer than thirty (30) days prior to the expiration date. For purposes of this provision, initiation of construction shall be defined as the issuance of a building permit for the project.

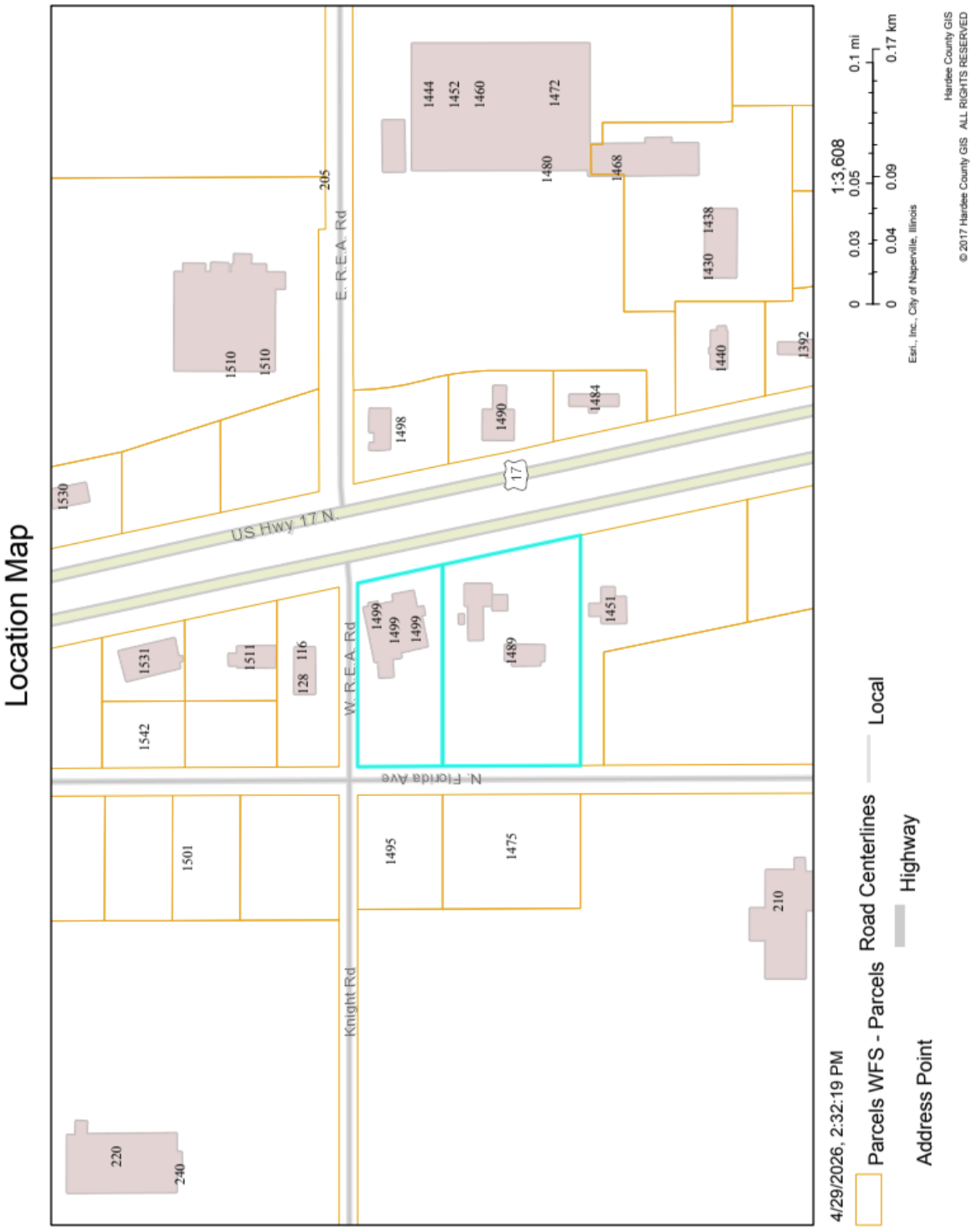
2. All landscaping shall be installed in conformance with the requirements of Section 5.13.05 of the ULDC, and to the satisfaction of the Community Development Department or authorized designee.

3. All on-site signage shall comply with the requirements of Article 6, Sign Regulations, of the ULDC, and to the satisfaction of the Community Development Department or authorized designee.

4. Prior to the issuance of any development order, construction permit, or Certificate of Occupancy, the applicant/developer shall demonstrate compliance with Section 5.03.08 of the ULDC regarding cross access and/or joint access.

5. The applicant or property owners shall furnish proof that the development site is unified by title or a covenant in lieu of unity of title before beginning with the commencement of any land clearing.

Attachments: Location Map
Zoning Map
FLU Map
Site Plan

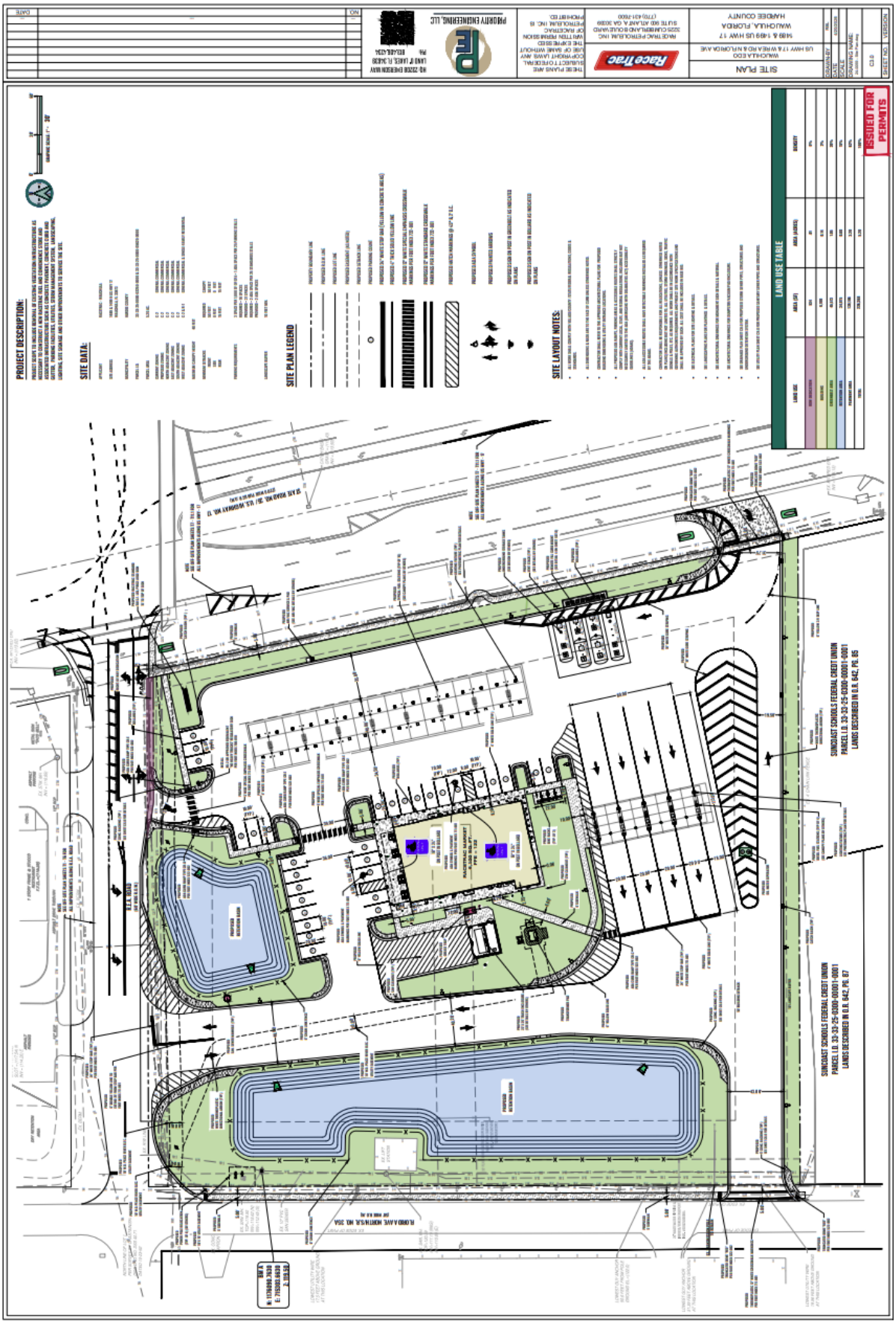

Location Map
US Hwy 17 N
E. R.E.A. Rd
W. R.E.A. Rd
N. Florida Ave
Knight Rd
1:3,608
0 0.03 0.05 0.1 mi
0 0.04 0.09 0.17 km
Esri, Inc., City of Naperville, Illinois
Hardee County GIS
© 2017 Hardee County GIS ALL RIGHTS RESERVED
4/29/2026, 2:32:19 PM
Parcels WFS - Parcels
Road Centerlines
Local
Highway
Address Point

Zoning Map


A-1 (Hardee)
C-2 (Hardee)
C-1 (Hardee)
F-R (Hardee)
R-1 (Hardee)
1:3,608
0 0.03 0.05 0.1 mi
0 0.04 0.09 0.17 km
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Schneider Geospatial
Hardee County GIS
© 2017 Hardee County GIS ALL RIGHTS RESERVED
4/29/2026, 2:36:32 PM
Parcels WFS - Parcels
Address Point
Road Centerlines
Highway
Local
Zoning (County)
A-1
C-1
C-2
F-R
R-1

FLU Map


1:3,608
0 0.03 0.05 0.1 mi
0 0.04 0.09 0.17 km
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Schneider Geospatial
Hardee County GIS
© 2017 Hardee County GIS ALL RIGHTS RESERVED
4/29/2026, 2:40:17 PM
Parcels WFS - Parcels
Address Point
Road Centerlines
Highway
Local
Future Landuse (County)
HIGHWAY MIXED USE
TOWN CENTER


SITE PLAN
WAUCHULA, FLORIDA
HARDEE COUNTY
RaceTrac
PROPERTY ENGINEERING, LLC
PROJECT DESCRIPTION:
SITE DATA:
SITE PLAN LEGEND
SITE LAYOUT NOTES:
LAND USE TABLE
ISSUED FOR PERMITS
SUNCOAST SCHOOLS FEDERAL CREDIT UNION
PARCEL I.D. 33-33-25-0300-00001-0001
LANDS DESCRIBED IN O.R. 642, PG. 85
SUNCOAST SCHOOLS FEDERAL CREDIT UNION
PARCEL I.D. 33-33-25-0300-00001-0001
LANDS DESCRIBED IN O.R. 642, PG. 87
ROBBINS AVE. NORTH/S.R. NO. 35A

Hardee County
FLORIDA

RECEIVED
MAY 1 2025
BY: je

COMMUNITY DEVELOPMENT DEPARTMENT

DEVELOPMENT PLANS

Hardee County Community Development Department
110 S. 9th Avenue, Wauchula, FL 33873---Tele. (863) 767 1964

Agenda No. 25-48

P/Z Board Public Hearing: _____

APPLICATION FEE **$500 (Plus $25 per lot or acre for residential construction—OR—Plus $25 per lot or acre or sq-ft(1,000) for non-residential construction)**

Hardee County Unified Land Development Code Section: 9.10.00
Planning and Zoning Board will hear and make a decision

Filing an application is not a guarantee of approval.

Property Owner/Title Holder Name: Thomas Trevino

Property Owner/Title Holder/Mailing Address: Kinbro, Inc.

Property Owner/Title Holder/Telephone No: _____

Property is identified under Parcel I.D./Folio No.: 33-33-25-0000-02250-0000 & 33-33-25-0000-05620-0000

Zoning: C-2 General Commertical

Future Land Use District: TCN - Town Center

Acres: +/- 5.37 Acres

Describe in complete detail the reasons and circumstances for this application.
(attach separate sheet if needed)

Proposed RaceTrac Fueling Station - EDO

Requirements

☐ Property record card;
☐ Legible aerial map;
☐ Copy of the deed;
☐ Concurrency Evaluation;
☐ Site Development Plans and/or Site Construction Plans and/or Concept Development Plan;
☐ Other

ALL FEES ARE NON-REFUNDABLE

Preliminary Discussion/Pre-Application Disclaimer:
"The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order."

HARDEE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

DEVELOPMENT PLANS

Hardee County Community Development Department
110 S. 9th Avenue, Wauchula, FL 33873---Tele. (863) 767 1964

4/29/25
Date

ORIGINAL SIGNATURE REQUIRED
Signature of Property Owner/Title Holder of Record
or signature of Authorized Representative with written Authorization attached

Date

ORIGINAL SIGNATURE REQUIRED
Signature of Property Owner/Title Holder of Record
or signature of Authorized Representative with written Authorization attached

Date

ORIGINAL SIGNATURE REQUIRED
Signature of Property Owner/Title Holder of Record
or signature of Authorized Representative with written Authorization attached

==========

Office Use Only

Receipt No. Z000854

630.25
Application Fees

Received By

5-01-25
Date

==========

FORM-PLANNING DEPT APP-03-2025--REVISED

This instrument prepared by and after recording, please return to:
RaceTrac, Inc.
200 Galleria Parkway SE, Suite 900
Atlanta, Georgia 30339
Attn: Philip F. West, Esq.

This space reserved for Recorder's use only.

Tax Parcel No: 33-33-25-0000-05620-0000 & 33-33-25-0000-02250-0000

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 14th day of April, 2026, by and between **KINBRO, INC.**, a Florida **corporation,** whose **address** is 1499 **Highway** 17, Wauchula, **Florida** 33873 **(hereinafter** collectively referred to as "Grantor") in favor of **RACETRAC, INC.**, a Georgia corporation, whose address is 200 Galleria Parkway, Suite 900, Atlanta, Georgia 30339 (hereinafter referred to as "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies and corporations).

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain tract or parcel of land lying and being in Hardee County, Florida, being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest, if any (but without warranty whether statutory, express or implied), in and to any land situated in any adjacent strips, street, road, highway or other right of way, public or private, open or proposed, including rights of ingress and egress, all other easements, privileges and hereditaments, minerals, oil, gas and other same in fee simple forever, subject only to those matters listed on **Exhibit "B"** attached hereto and incorporated by this reference (the "Permitted Exceptions").

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever arising by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed, sealed and delivered as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness:

Print Name: Cristal Huerta
Address: 221 Riverside Dr
Wauchula FL 33873

Print Name: Erica Martinez
Address: 1781 Griffin Rd
Wauchula FL 33873

GRANTOR:

KINBRO, INC.,
a Florida corporation

By:
Name: Thomas Trevino
Title: President

STATE OF FLORIDA
COUNTY OF Hardee

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [___] **online notarization this 1st day of April, 2026 by Thomas Trevino,** as President of KINBRO, INC., a **Florida corporation. , who is ✓ personally known** to me or who _ has produced a Driver's License as identification, and who did/did not take an oath.

Notary Public – (Signature)

Print Name: Esther Servin.
My Commission Expires: August 31, 2026

(NOTARY SEAL)

Personally known ✓ OR Produced Identification _____
Type of Identification Produced:_____

ESTHER SERVIN
Notary Public - State of Florida
Commission # HH 307371
My Comm. Expires Aug 31, 2026
Bonded through National Notary Assn.

UNOFFICIAL DOCUMENT

Exhibit "A"

Legal Description

A PORTION OF LOTS 1, 2, 3, 4 AND 5, BLOCK B, MCEWEN SUBDIVISION, AS SAME IS RECORDED IN PLAT BOOK 3, PAGE 34 IN THE PUBLIC RECORDS OF HARDEE COUNTY, FLORIDA, ALSO SHOWN IN PLAT BAR 12 ALL BEING A PART OF SECTION 33, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF R.E.A. ROAD, BEING A 60 FOOT WIDE PUBLIC RIGHT OF WAY AS SHOWN ON SAID PLAT OF MCEWEN SUBDIVISION AND THE WESTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD NO. 35/U.S. HIGHWAY NO. 17, BEING A 220 FOOT WIDE PUBLIC RIGHT OF WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 06010-2506; THENCE SOUTH 12°12'26" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, 215.77 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 2, BLOCK B OF SAID PLAT OF MCEWEN SUBDIVISION; THENCE SOUTH 12°18'04" EAST, CONTINUING ALONG THE WESTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD NO. 35/U.S. HIGHWAY NO. 17, 300.61 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 642, PAGE 85 OF SAID PUBLIC RECORDS OF HARDEE COUNTY; THENCE SOUTH 89°48'00" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, 502.33 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FLORIDA AVENUE NORTH/STATE ROAD NO. 35A, BEING A 50 FOOT WIDE PUBLIC RIGHT OF WAY ACCORDING TO SAID PLAT OF MCEWEN SUBDIVISION; THENCE NORTH 0°11'10" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 294.13 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 2, BLOCK B, MCEWEN SUBDIVISION; THENCE CONTINUE NORTH 0°11'10" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF FLORIDA AVENUE NORTH/STATE ROAD NO. 35A, 211.00 FEET TO THE POINT OF INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF R.E.A. ROAD; THENCE NORTH 89°49'12" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 394.30 FEET TO THE POINT OF BEGINNING.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

2. Zoning and other ordinances affecting the Property.

3. Matters shown on ALTA/NSPS survey prepared by Melrose Surveying and Mapping, Inc., bearing the seal of William J. Melrose, Reg. No. 5843, dated December 17, 2024, File No. LG-2357.

4. Right of Way Easement granted to Peace River Electric Cooperative recorded in Instrument Number 202325005669, of the public records of Hardee County, Florida.

5. Wauchula Wastewater Pipeline and Ingress/Egress Easement Agreement recorded in Instrument Number 201525006984, of the public records of Hardee County, Florida.

6. Annexation Agreement recorded in Official Records 201325005303.

7. Wastewater pipeline, ingress and egress easement agreement recorded in Official Records 201525005312.

8. Right of Way Easement recorded in Official Records 201625002557.

9. Easement recorded in Official Records 2020025001227.

UNOFFICIAL DOCUMENT

PLANT SCHEDULE

Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
		Trees			
	3	Acer rubrum 'Florida Flame'	Florida Flame Red Maple	2.5" Cal; 10' Hgt	Single straight leader
	29	Sabal palmetto	Cabbage Palm	8' CT	
	1	Ulmus parvifolia 'Bosque'	Bosque Elm	2.5" Cal; 10' Hgt	
		Shrubs			
	54	Hamelia patens	Firebush	Min 24" Hgt	
	49	Viburnum obovatum	Dwarf Walter's Viburnum	Min 24" Hgt	
		Groundcovers			
	92,909	Paspalum notatum	Bahia Grass	SF; Sod	e3
		Other			

LANDSCAPE REQUIREMENTS

A. PERIMETER LANDSCAPE

REQUIRED

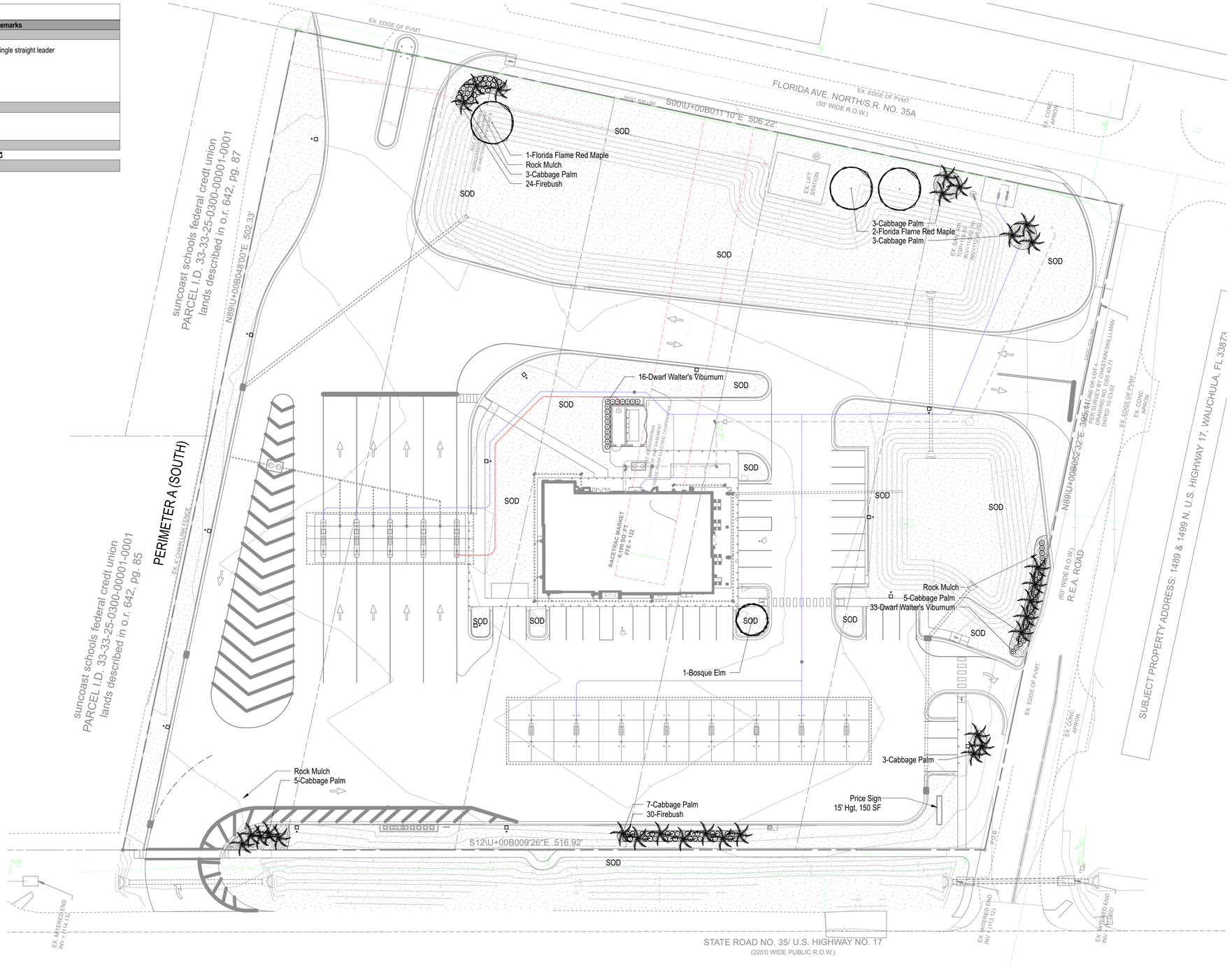
1. Buffer Yard B: (2) small trees and (8) shrubs per 100 LF of frontage
   - Florida Ave North: 285 LF / 100 LF x 2 small trees = 6 small trees required
   - 285 LF / 100 LF x 8 shrubs = 23 shrubs required
   - Buffer Yard B: (4) small trees and (10) shrubs per 100 LF of street frontage
   - State Road No 35: 303 LF / 100 LF x 4 small trees = 12 small trees required
   - 303 LF / 100 LF x 10 shrubs = 30 shrubs required
   - Buffer Yard C: (5) small trees and 15 shrubs per 100 LF of street frontage
   - Vehicular use areas shall be screened from view by 24" Hgt shrubs
   - R.E.A. Road: 213 LF / 100 LF x 5 small trees = 11 small trees required
   - 213 LF / 100 LF x 15 shrubs = 32 shrubs required
2. 200 SF of canopy area per parking space
   - 28 parking spaces x 200 SF = 5,600 SF of canopy coverage required

PROVIDED

1. Florida Ave North: 6 sabal palm = 6 trees provided
   - 24 firebush = 24 shrubs provided
   - State Road No 35: 12 sabal palm = 12 trees provided
   - 30 firebush = 30 shrubs provided
   - R.E.A. Road: 11 sabal palm = 11 trees provided
   - 33 viburnum = 33 shrubs provided

2.

QTY	TREE	SIZE	CANOPY COVERAGE (SF)		
3	RED MAPLE	3"	491	=	1,473
29	SABAL PALM		150	=	4,350
1	BOSQUE ELM	2.5"	707	=	707
33	TOTAL			=	6,530 SF of canopy coverage provided



0 30 60 FT

Know what's below. Call before you dig.

MLD STUDIO
Landscape Architecture
51 old canton street
alpharetta, ga 30009
770.442.8171

RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BLVD.
ATLANTA, GEORGIA 30339
(770) 431-7600

WAUCHULA
US 17 REA RD
WAUCHULA, FL

REGISTERED LANDSCAPE ARCHITECT AARON D. NEITZKE ASSIGNED STATE OF FLORIDA

This item has been electronically signed and sealed by Aaron D. Neitzke using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Aaron D Neitzke
DN: c=US, o=MLD Studio, dnQualifier=A01410C000001983345 9E6700040182, cn=Aaron D Neitzke
Date: 2026.03.17 11:58:50 -04'00'

REVISION SCHEDULE

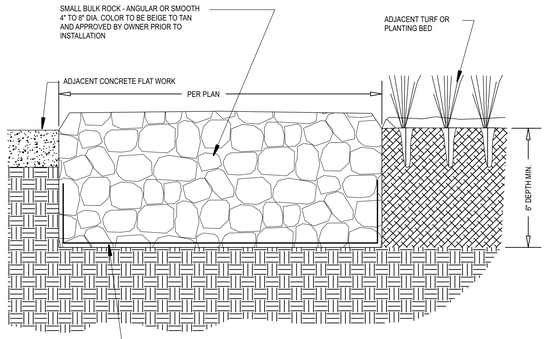
NO.	DATE	DESCRIPTION
1	3/4/26	new site plan

MLD PROJECT #	2025091
DRAWN BY	KCN
CHECKED BY	ADN
DATE	4/23/25

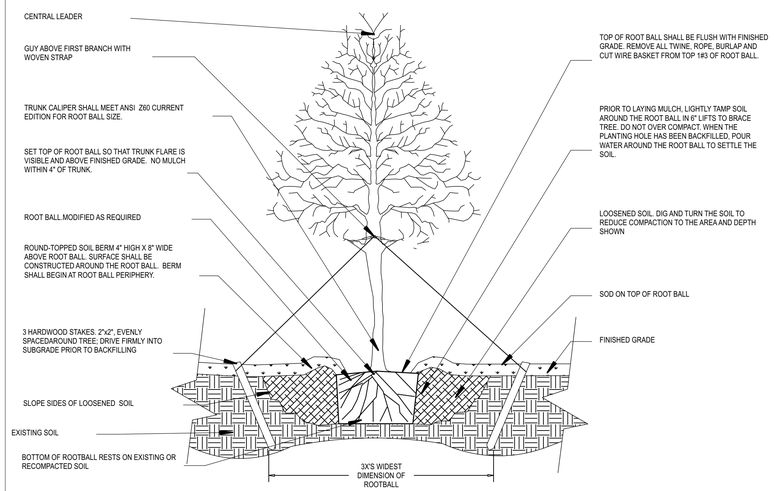
Landscape Plan

L-1.1

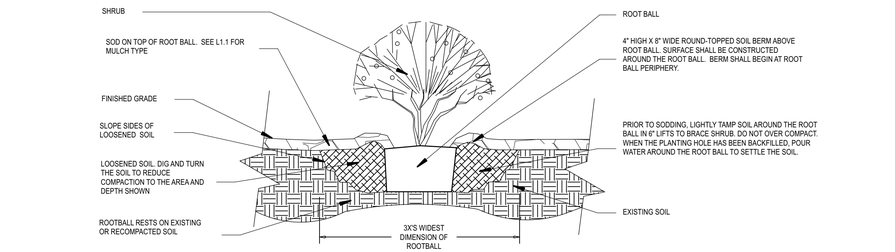
PERMIT



1 L1.2 SIGNATURE RIVER ROCK MULCH
NTS

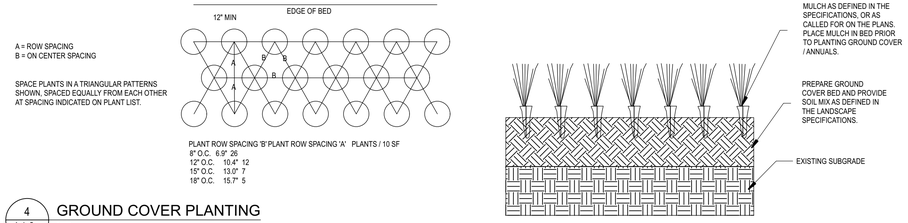


2 L1.2 TREE STAKING AND PLANTING DETAIL
NTS



SECTION VIEW

3 L1.2 SHRUB PLANTING DETAIL
NTS



4 L1.2 GROUND COVER PLANTING
NTS

5 L1.2 PALM TREE STAKING
NTS

6 L1.2 ROOT BARRIER - PARKING LOT ISLANDS
NTS

Notes:
1- Root barriers shall be installed per manufacturer's specifications and recommendations.
2- Root barriers shall be installed when root ball is located within 8' of pavement.

7 L1.2 SOD OR MULCH INSTALLATION AGAINST HARDSCAPE
NTS

8 L1.2 SHOVEL CUT BED EDGE
NTS

AGENDA ITEMS

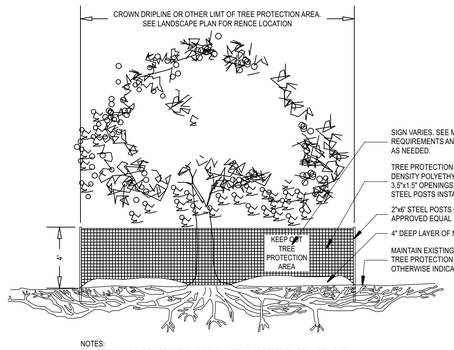
1. SCHEDULE
   a. LANDSCAPE ARCHITECT TO CONTRACT WITH RACETRAC FOR CONSTRUCTION ADMINISTRATION.
   b. ARE THE CONSTRUCTION PROJECT MANAGER OR LANDSCAPE CONTRACTOR PRESENT?
   c. HAS A START DATE BEEN TARGETED AND TIME FRAMES LAID OUT?
   d. HAVE THE OTHER REQUIRED ON-SITE MEETINGS BEEN DISCUSSED?
   e. IS EVERYONE ON THE SAME PAGE MOVING FORWARD?
2. TOP SOIL
   a. WHO IS BRINGING IT TO THE SITE?
   b. WHEN SHOULD IT BE BROUGHT TO THE SITE?
   c. WHERE WILL IT BE STOCKPILED?
3. PLAN REVIEW
   a. HAS IT BEEN STRESSED THAT WE PREFER ROLLED SOD OVER SQUARE PALLETS WHERE APPLICABLE?
   b. ARE THE IRRIGATION SLEEVES IN THEIR PROPER LOCATIONS?
   c. WILL STRUCTURES / UTILITIES PREVENT THE IRRIGATION MAINLINE FROM BEING THREE (3) FEET OFF OF CURB?
4. SUBMITTALS / APPROVALS
   a. IS THE LANDSCAPE CONTRACTOR CLEAR ON WHAT ALL NEEDS TO BE SELECTED (TAGGED) AND SEEN BEFORE SHOWING UP ON SITE?
      1. PICTURES OF SHRUBS, SOD, INDIVIDUAL TREES, ROCK MULCH
5. PRICE SIGN LOCATION
   a. HAS THE SIGN SPOTTING BEEN DONE AND IS THE CURRENT LOCATION CONFIRMED?
   b. IF THE LOCATION MAY CHANGE, HAS IT BEEN DISCUSSED HOW EVERYONE WILL BE NOTIFIED?
   c. DOES ANY LANDSCAPING AFFECT THE VISIBILITY OF THE SIGN?
6. MISCELLANEOUS
   a. HAVE CIRCUMSTANCES UNIQUE TO THE SITE BEEN DISCUSSED?
   b. DOES ANYONE AT THE MEETING HAVE ANY QUESTIONS OR CONCERNS ABOUT THE RESPONSIBILITIES MOVING FORWARD WITH THE PROJECT?

12 L1.2 LANDSCAPE PRE-CON MEETING AGENDA
NTS

LANDSCAPE NOTES

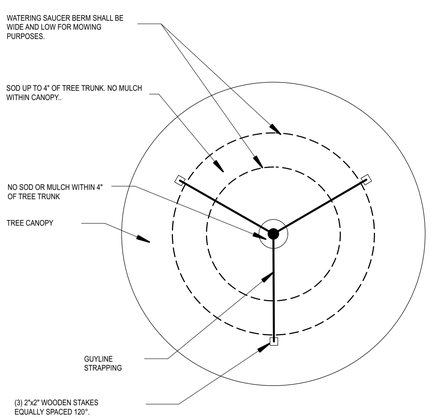
1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. General Contractor to install 4" minimum depth of clean, friable topsoil at all planting beds and 4" minimum depth at lawn areas prior to fine grading. See Topsoil specification.
4. All shrub beds (existing and new) to be mulched with a 4 inch minimum layer of rock mulch. Rock as defined in the landscape specifications.
5. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape Contractor to provide fine grading. See grading specification.
6. Any existing grass disturbed during construction to be fully removed, regraded, and replaced. All tire marks and indentions to be repaired. No exceptions.
7. Landscape Contractor to coordinate with Landscape Architect (L.A.) in the selection of plant material prior to shipment of plant material to site.
8. Soil to be test to determine fertilizer and lime requirements and distributed prior to laying sod as directed by L.A. Provide results to L.A. and Racetrac Project Manager.
9. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site) laid immediately, rolled and watered thoroughly immediately after planting. Edge of sod adjacent to mulch beds to be shovel cut as detailed. All sod to be delivered in largest rolls available. There shall be no gaps between sod joints.
10. All changes to design or plant substitutions are to be authorized in writing by the Landscape Architect, Racetrac Construction Project Manager, and Engineering Project Manager.
11. Planting Mix to be provided as specified in the landscape specifications.
12. All plant material shall conform to the latest edition of American Standard for Nursery Stock (ANSI Z60.1)
13. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by Racetrac. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism.
14. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the Landscape Architect, shall be replaced by the Landscape Contractor at no cost to RaceTrac.
15. General Contractor to mound all parking islands 4"-6" with clean screened topsoil; see specification and detail.
16. Prior to installation, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations; irrigation, approve topsoil provided by General Contractor and observe the site conditions under which the work is to be done. Notify General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Architect, Landscape Contractor and RaceTrac Construction Manager.
17. Stake all evergreen and deciduous trees as noted in the specifications.
18. Remove all stakes and guying from all trees after one year from planting.
19. Water all plant material that are newly planted thoroughly twice in the first 24 hours and apply mulch immediately.
20. Site to be 100% irrigated in all planting beds and grass area by an automatic underground irrigation system.
21. All tree protection devices to be installed by General Contractor prior to start of land disturbance, and maintained until final landscaping.
22. All tree protection areas to be protected from sedimentation.
23. All tree protection fencing to be inspected daily, and repaired or replaced as needed or instructed by L.A.
24. No parking, walking, storage or other construction activities shall occur within tree protection areas.
25. Landscape Contractor shall provide a 1 year maintenance period under separate contract following acceptance by the Landscape Architect and RaceTrac Construction Manager. Maintenance contract to be assigned through RaceTrac Maintenance Department.
26. These drawings are intended to be printed on 24X36 paper. Printing the file at a different size will impact scale. Verify the graphic scale before referencing any measurements on these sheets. Recipient of these drawings shall be responsible for any errors resulting from incorrect printing, copying, or any other changes that alter the scale of drawings.
27. Verify all plan dimensions prior to the start of construction.
28. Coordinate site access, staging, storage and cleanout areas with owner's representative.
29. Contractor shall be responsible for protection of their material stockpiles and work from vandalism, erosion or unintended disturbance during construction period and until final acceptance is issued.
30. Contractor is responsible for providing temporary safety fencing and barriers around all improvements such as walls, play structures, excavations, etc. associated with their work until such facilities are completely installed per the plans, specifications and manufacturer's recommendations.
31. Local, state, and federal jurisdictional requirements, restrictions or procedures shall supercede the plans, notes and specifications when more stringent. Notify the owner's representative if conflict occurs.

13 L1.2 TYPICAL LANDSCAPE NOTES
NTS



NOTES:
1. SEE LANDSCAPE NOTES FOR ADDITIONAL TREE PROTECTION REQUIREMENTS
2. NO PRUNING SHALL BE PERFORMED ON EXISTING TREES EXCEPT BY APPROVED ARBORIST.
3. NO EQUIPMENT SHALL OPERATE INSIDE OF THE PROTECTIVE FENCING INCLUDING FENCE INSTALLATION AND REMOVAL.
4. SEE SITE PREPARATION PLAN FOR ANY MODIFICATION WITH THE TREE PROTECTION AREA.

9 L1.2 TREE PROTECTION BARRIER DETAIL
NTS



10 L1.2 TREE PLANTED IN LAWNS
NTS



LAY SOD IN STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON TROVEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDA GRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L,P,C P,C P,C P,C	WARM WEATHER
BAHIA GRASS	PENSACOLA	P,C	WARM WEATHER
CENTIPEDE	-	P,C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MEYER	P,C	WARM WEATHER
TALL FESCUE	KENTUCKY	M-L,P	COOL WEATHER

FERTILIZER REQUIREMENTS FOR SOD

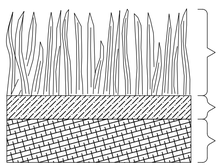
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lbs/acre)	NITROGEN TOP DRESSING RATE (lbs/acre)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE	FERTILIZER RATE (lbs/acre)	FERTILIZER RATE (lbs/sq ft)	SEASON
10-10-10	1000	0.025	FALL

11 L1.2 SOD INSTALLATION DETAILS
NTS

APPEARANCE OF GOOD SOD



NOTE: NO ROLLED SOD IN FLORIDA

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WAUCHULA
US 17 REA RD
WAUCHULA, FL

PERMIT

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	3/4/26	new site plan

MLD PROJECT #	2025091
DRAWN BY	KCN
CHECKED BY	ADN
DATE	4/23/25

Landscape Details

L-1.2

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION
Provide trees, shrubs, groundcovers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, groundcovers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System.

QUALITY ASSURANCE
Plant names indicated; comply with “Standardized Plant Names” as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of “American Standard for Nursery Stock”. A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor should have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING
Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved “Anti-Desiccant” immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS
Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor’s expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY
Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor’s negligence. The cost of such replacement(s) is at the Contractor’s expense. Warrant all replacement plants for 1 year after installation.

Contractor is responsible for warranty installation. Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE
Inspection of planted areas will be made by the Owner’s representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES
Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; and as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS
Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the “American Standard for Nursery Stock”. Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container-grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
    a. No plants shall be loose in the container.
    b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
    a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1” and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
    a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
    b. Single stemmed or thin plants will not be accepted.
    c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
    d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES
Topsoil: Shall be fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. *Sod Areas:* Spread a minimum 4” layer of top soil and rake smooth.
2. *Planting bed areas:* Spread a minimum 4” layer of top soil and rake smooth.
3. *Landscape Islands/Medians:* Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 4”-6” height above island curbing. Hold soil level down 4” at island curbing to accommodate Mulch installation; mulch shall be flush along back of curb.
4. *Annual/Perennial bed areas:* Add a minimum of 4” organic matter and till to a minimum 12” depth.
5. At curbing, sidewalk, or landscape bed edges excavate existing material as needed to allow placement of 4” of top soil and 3"-4" of mulch. Mulch should not be at a higher elevation than the surrounding hardscape.

Mulch:
Rock as mulch shall be utilized in all plantings bed areas and in locations as indicated on the plans. Specific rock type selected will be dependent on region and availability, but in general shall meet the following guidelines.

1. Rock Mulch Spec:
    a. Shall be a mix of 2"-5" in size.
    b. In general rock shall be buff to dark brown to gray in color. No white or red rocks.
    c. Install weed control barrier over sub-grade prior to installing stone. Lap 6” on all sides.
    d. Place stone without damaging weed barrier.
    e. Arrange stones for best appearance and to cover all weed barrier fabric.
    f. Install to an even depth of 3”. Use caution during installation not to damage plant material.

When municipalities do not allow rock mulch, hardwood mulch shall be utilized.

2. Hardwood Mulch Spec:
    a. 6 month old well rotted.
    b. double shredded native hardwood bark mulch not larger than 4” in length and ½” in width.
    c. free of wood chips and sawdust.
    d. Install minimum depth of 3” and maximum depth of 4".

Guying/Staking:

1. Arbortie: Green (or white) staking and guying material to be flat, woven, polypropylene material, ¾” wide 900 lb. break strength. Arbortie shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION
Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION
Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations. Contact landscape architect or construction project manager to determine new location. Spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12” greater than the diameter of the root system and 24” greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings. Root flare must be visible after planting.

Provide pre-mixed planting mixture for use around the balls and roots of the plants consisting of 50% excavated material and 50% topsoil mix. Add plant fertilizer per manufacturer's recommendation for each cu. yd. of mixture.

Provide pre-mixed ground cover bed planting mixture consisting of 4 parts screened topsoil to 1 part peat moss and plant fertilizer per manufacturer's recommendation for each cu. yd. of mixture.

<u>Drainage Test</u>

Randomly select a representative number of shrub plant pits in each shrub planting area and test for drainage prior to planting. Randomly select a representative number of tree plant pits and test for drainage prior to planting. Fill each selected plant pit with water and let stand for twenty-four (24) hours. Do not proceed with planting where drainage problems are apparent. Report to the Owner's Representative areas which do not drain within twenty-four (24) hours.

INSTALLATION
Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2” – 3” above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball.

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24” of the trunks of trees and shrubs within planting bed and to within 18” of edge of bed.

Mulching:

1. Mulch all planting beds and areas indicated for mulch, with required mulching material; depth of mulch as noted above. **Hold mulch back 4” away from tree trunks and shrub stems.** Thoroughly water mulched areas. When hardwood mulch is utilized, after watering, rake mulch to provide a uniform finished surface.

Rock Mulch: (when indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6” on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
    a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
    b. Overlap ½ the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
    c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
    d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
    d. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. Staking/Guying:
    a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
    b. Stake deciduous trees 3” caliper and less. Stake evergreen trees under 8’-0” tall.
        1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
        2. Ties are attached to the tree, usually at the lowest branch.
    c. Guy deciduous trees over 3” caliper. Guy evergreen trees 8’-0” tall and over.
        1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
        2. Ties are attached to the tree as high as practical.
        3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.

Pruning:

1. Prune branches of deciduous stock, after planting, to balance the loss of roots and preserve the natural character appropriate to the particular plant requirements. in general, remove 1/4 to 1/3 of the leaf bearing buds. Remove or cut back broken, damaged, and unsymmetrical growth of new wood.
2. Multiple leader plants: preserve the leader which will best promote the symmetry of the plant. cut branches flush with the trunk or main branch, at a point beyond a lateral shoot or bud a distance of not less than 1/2 the diameter of the supporting branch. make cut on an angle.
3. Prune evergreens only to remove broken or damaged branches.

WORKMANSHIP
During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE

1. The contractor shall, maintenance for a period of 30-days after final acceptance of the project landscaping. The contractor must be able to provide continued maintenance if requested by the owner or provide the name of a reputable landscape contractor who can provide maintenance.
2. Maintenance shall include mowing, fertilizing, mulching, pruning, cultivating, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.
    a. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
    b. Tighten and repair guy wires and stakes as required. Remove guy wires after one year. guy straps are not to be too tight some slack is required.
    c. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
    d. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

Cleaning
Perform cleaning during installation of the work and upon completion of the work. Remove from site all excess materials, soils, debris, and equipment. Repair damage resulting from planting operations.

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Landscape Architecture
51 old canton street
alpharetta, ga 30009
770.442.8171

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WAUCHULA
US 17 REA RD
WAUCHULA, FL

REVISION SCHEDULE

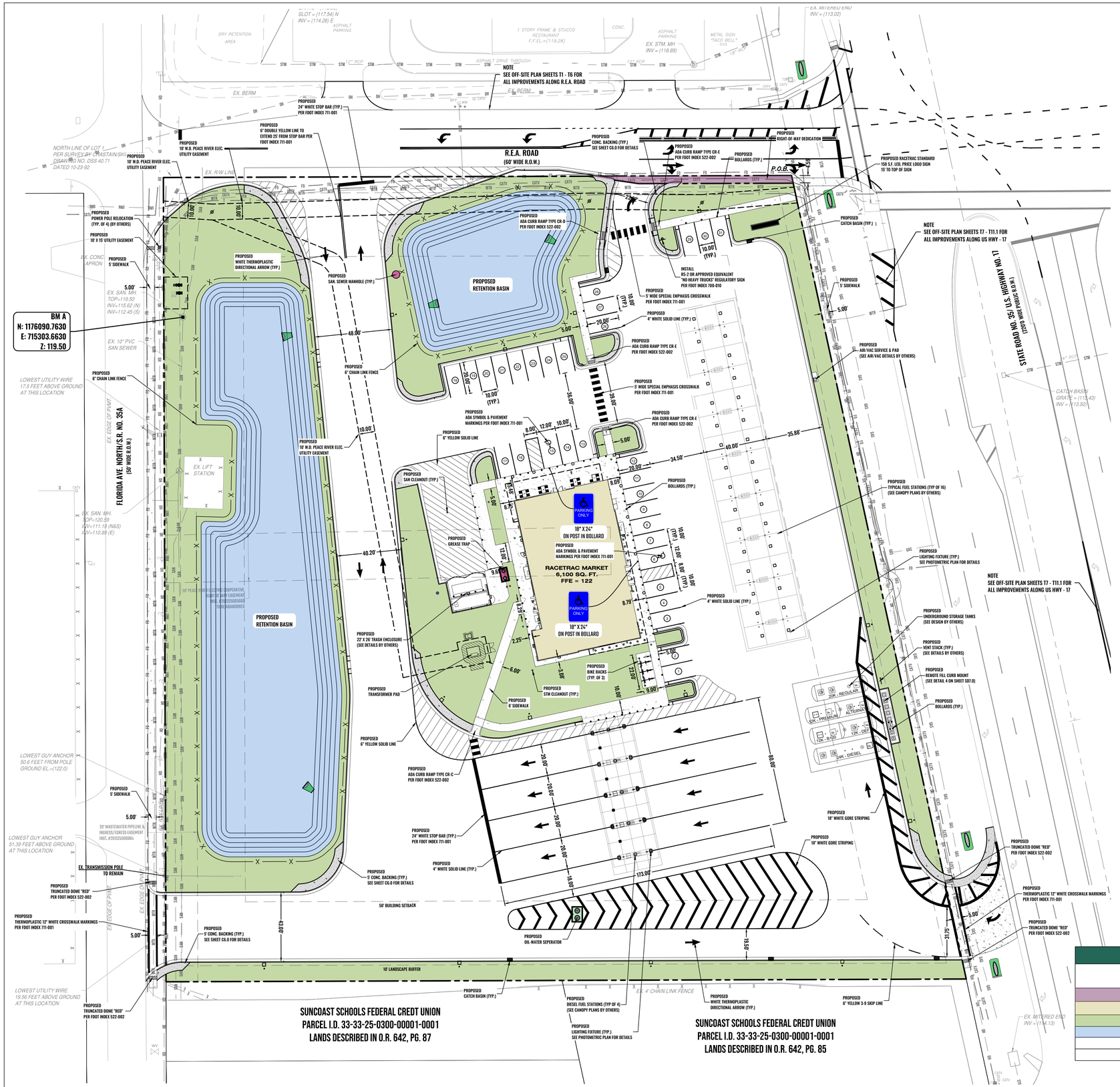
NO.	DATE	DESCRIPTION
1.	3/4/26	new site plan

MLD PROJECT #	2025091
DRAWN BY	KCN
CHECKED BY	ADN
DATE	4/23/25

Landscape Standards

PERMIT

L-1.3



PROJECT DESCRIPTION:

PROJECT SCOPE TO INCLUDE REMOVAL OF EXISTING VEGETATION/INFRASTRUCTURE AS NECESSARY TO CONSTRUCT A NEW RACETRAC FUEL AND CONVENIENCE STORE AND ASSOCIATED INFRASTRUCTURE SUCH AS CONCRETE PAVEMENT, CONCRETE CURB AND GUTTER, PARKING FACILITIES, UTILITIES, STORM MANAGEMENT SYSTEM, LANDSCAPING, LIGHTING, SITE SIGNAGE AND OTHER IMPROVEMENTS TO SERVICE THE SITE.

N W E S

0' 30' 60'

GRAPHIC SCALE: 1" = 30'

SITE DATA:

APPLICANT	RACETRAC - WAUCHULA	
SITE ADDRESS	1489 & 1499 N US HWY 17 WAUCHULA, FL 33873	
MUNICIPALITY	HARDEE COUNTY	
PARCEL I.D.	33-33-25-0000-02250-0000 & 33-33-25-0000-05620-0000	
PARCEL AREA	5.20 AC.	
CURRENT ZONING	C-2	GENERAL COMMERCIAL
PROPOSED ZONING	C-2	GENERAL COMMERCIAL
NORTH ADJACENT ZONING	C-2	GENERAL COMMERCIAL
EAST ADJACENT ZONING	C-2	GENERAL COMMERCIAL
SOUTH ADJACENT ZONING	C-2	GENERAL COMMERCIAL
WEST ADJACENT ZONING	C-2 & R-1	GENERAL COMMERCIAL & SINGLE-FAMILY RESIDENTIAL
MAXIMUM CANOPY HEIGHT	40 FEET	
MINIMUM SETBACKS	REQUIRED	CANOPY
FRONT	50 FEET	50 FEET
SIDE	0 FEET	0 FEET
REAR	15 FEET	15 FEET
PARKING REQUIREMENTS	3 SPACE PER 1,000 SF OF GFA + 1 ADA SPACE PER 25 PARKING STALLS REQUIRED = 18 SPACES PROVIDED = 31 SPACES REQUIRED = 2 ADA SPACE PER 25 STANDARDS STALLS PROVIDED = 2 ADA SPACES	
LANDSCAPE BUFFER	10 FEET MIN.	

SITE PLAN LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED R.O.W. LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT (AS NOTED)
- PROPOSED SETBACK LINE
- (1) PROPOSED PARKING COUNT
- PROPOSED 24" WHITE STOP BAR (YELLOW IN CONCRETE AREAS)
- PROPOSED 4" THICK SOLID YELLOW LINE
- PROPOSED 12" WHITE SPECIAL EMPHASIS CROSSWALK MARKINGS PER FDOT INDEX 722-001
- PROPOSED 12" WHITE STANDARD CROSSWALK MARKINGS PER FDOT INDEX 722-001
- PROPOSED HATCH MARKINGS @ 45° & 2' O.C.
- PROPOSED ADA SYMBOL
- PROPOSED PAINTED ARROWS
- PROPOSED SIGN ON POST IN GREENBELT AS INDICATED ON PLANS
- PROPOSED SIGN ON POST IN BOLLARD AS INDICATED ON PLANS

SITE LAYOUT NOTES:

- ALL WORK SHALL COMPLY WITH VILLAGE/COUNTY /STATE/FEDERAL REGULATIONS, CODES & STANDARDS.
- ALL DIMENSIONS & RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO THE APPROVED ARCHITECTURAL PLANS FOR PROPOSED BUILDING DIMENSIONS & UTILITY ENTRANCE LOCATIONS.
- ALL PROPOSED ADA RAMPS, PARKING AREAS & ACCESSIBLE ROUTES SHALL STRICTLY COMPLY WITH CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING BUT NOT NECESSARILY LIMITED TO THE ADA (AMERICANS WITH DISABILITIES ACT) ACCESSIBILITY GUIDELINES (ADAAG).
- ALL ADA ACCESSIBLE ROUTES SHALL HAVE DETECTABLE WARNINGS INSTALLED AS REQUIRED BY THE ADAAG.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SEE ELECTRICAL PLANS FOR SITE LIGHTING & DETAILS.
- SEE LANDSCAPING PLANS FOR PLANTINGS & DETAILS.
- SEE ARCHITECTURAL DRAWINGS FOR MONUMENT SIGN DETAILS & MATERIAL.
- SEE ARCHITECTURAL DRAWINGS FOR DUMPSTER/VACUUM PAD/ENCLOSURE.
- SEE DRAINAGE PLAN SHEET C8.0 FOR PROPOSED STORM SEWER PIPES, STRUCTURES AND UNDERGROUND DETENTION SYSTEM.
- SEE UTILITY PLAN SHEET C9.0 FOR PROPOSED SANITARY SEWER PIPES AND STRUCTURES.

LAND USE TABLE

LAND USE	AREA (SF)	AREA (ACRES)	DENSITY
ROW DEDICATION	534	.01	0%
BUILDING	6,100	0.14	3%
GREENBELT AREA	45,573	1.05	20%
RETENTION AREA	34,975	0.80	15%
PAVEMENT AREA	139,186	3.20	62%
TOTAL	226,368	5.20	100%

ISSUED FOR PERMITS

NO.	DATE

HQ: 2220B EMERSON WAY
LAND O' LAKES, FL 34639
PH: 813.406.4234

PRIORITY ENGINEERING, LLC

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RaceTrac

RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

SITE PLAN

WAUCHULA EDO
US HWY 17 & W REA RD & N FLORIDA AVE

1489 & 1499 US HWY 17
WAUCHULA, FLORIDA
HARDEE COUNTY

DRAWN-BY	RBL
DATE	4/20/2026
SCALE	
DRAWING NAME: 24-0059 - Site Plan.dwg	
C3.0	
SHEET NO.	VERSION

AGENDA ITEM NO. 8.C

Hardee County
FLORIDA

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE: May 7, 2026

SUBMITTED BY: Jorden Eisenstein, Community Development Department

ITEM TYPE: Appointment

AGENDA SECTION: **APPOINTMENTS**

SUBJECT: **Agenda No. 26-30 as Ordinance 2026-07 - Development Director, Todd Miller -** Proposed Large Scale Comprehensive Map Amendment: Mosaic Fertilizer, LLC, as property owner, is requesting to extend the Phosphate Mine Overlay to approximately 1,966 acres proximate to the existing southern boundary of SFM-EE (South Fort Meade-Eastern Extension).

SUGGESTED ACTION:

RECOMMENDED ACTION: Staff recommends approval.

ATTACHMENTS:
STAFF REPORT--CPA - MAP--MOSAIC MINING OVERLAY.pdf
Comprehensive Plan Amendment Revised Application Submitted 20260312.pdf

HARDEE COUNTY PLANNING/DEVELOPMENT DEPARTMENT
STAFF REPORT

Comprehensive Plan Amendment
Map Amendment

Agenda No: **26-30 – Ordinance 2026-07**

Request: Amendment to the Hardee County Comprehensive Plan to modify the Generalized Mining Overlay Map to incorporate 1,966 +/- acres. The parcels are described below.

Parcels

Generally, the subject properties include parcels within Sections:

23, 24, 25, 26, 27, 28, 33 and 34 of Township 33 South, Range 27 East of the official records of Hardee County;

(See attached Parcel Identification list.)

Zoning: Agriculture (A-1) on subject properties and all surrounding properties

Future Land Use: Agriculture on subject properties and all surrounding properties

Size: 1,966 +/- acres

Location: Along the south side of S.R. 64 East, and between the Highlands County line and Parnell Road.

(See attached location map.)

Applicant: Mosaic Fertilizer, LLC
13830 Circa Crossing Drive
Lithia, FL 33547

Historical Background

The applicant has recently purchased several parcels adjacent to the South Fort Meade Mine – Eastern Extension. Having the presence of mineable reserves of phosphate rock. Since mining can only be authorized on property located within the Mining Overlay, the applicant has submitted this Comprehensive Plan amendment to add the parcels totaling 1,966 acres in the overlay.

Procedural Overview

Section 9.03.00 of the Hardee County Unified Land Development Code (ULDC) requires all comprehensive plan amendments to be reviewed by both the Planning and Zoning Board and the Board of County Commissioners, but defers to Florida Statutes concerning differentiation of types of comprehensive plan amendments, and the state review required thereof.

Florida Statutes Section 163.3187 defines small-scale comprehensive plan amendments as those meeting the following criteria:

- 10 acres or fewer – 20 acres in a designated Rural Area of Opportunity.
- 120 cumulative acres in a calendar year.
- Limited to Future Land Use Map (FLUM) changes for site specific small scale development activities – no text changes except those that relate directly to and are adopted simultaneously with the small scale FLUM change.
- The property is not in an area of Critical State Concern except for certain affordable housing projects.
- The change must maintain internal consistency between elements of the comprehensive plan.

As the proposed amendment exceeds 20 acres, the amendment cannot qualify for a small-scale amendment, and must be reviewed and approved before final adoption by the County.

The adoption process prescribed by F.S. 163.3184 is two public hearings before the local government board. After the first of the required two public hearings, the County will transmit the application and all supporting documentation to the Florida Department of Commerce (DOC) and any other local government or government agency requesting a copy for review and comments. Within 30 days the DOC and any other reviewing agency will provide the County with any comments. Upon resolution of any issues or comments of state concern, the County may proceed to hold the second and final public hearing to adopt the comprehensive plan amendment.

Staff Analysis

Section 7.03.04 of the Hardee County ULDC provides specific standards for review of a comprehensive plan amendment for the Planning and Zoning Board, as follows:

(A) The proposed Comprehensive Plan Amendment is consistent with the goals of the Hardee County Comprehensive Plan.

GOAL L.1 – This goal expresses the County's "desire" to "achieve and maintain a well-planned mix of compatible land uses." Thus, it is incumbent upon the County to review each new development application and make a determination about whether or not the proposed use achieves and/or maintains the "desired mix".

GOAL C1 – Consistency is demonstrated through adherence to the dictates of Policy C2.4 and C4.1 of the Conservation Element of the Comprehensive Plan regarding the regulations and requirements of phosphate mining activities in the County, as demonstrated in the mining permitting process.

GOAL E5 – Consistency is demonstrated through annual reviews and the requirement that all new mining permits address economic development.

(B) The proposed Comprehensive Plan Amendment contains an analysis of the Levels of Service for all public facilities and services; identifies the timing of improvements to maintain Levels of Service established by the Comprehensive Plan; and estimates the cost of such improvements to the County and to the developer;

Solid Waste – 4.12 lbs per capita per day

No residential development involved.

Stormwater – 25 year, 24 hour design storm to meet water quality and water quantity standards.

Addressed through mine permitting. (water reuse, onsite retention, flood protection measures, etc.)

Sewage – 100 gallons per unit per day

No residential development involved.

Water – 150 gallons per capita per day

No residential development involved. Mine operations rely heavily on reused water.

Transportation – LOS D for all County Roads

No residential or commercial development involved. Traffic impacts limited to mine operations traffic. All county roads in the area are operating at LOS A or B.

(C) In the case of a proposed Comprehensive Plan Amendment to the Future Land Use Map, the proposed Land Use Classification at the proposed location has been analyzed to identify adverse impacts to adjacent land uses, the character of the neighborhood, parking, or other matters affecting land use compatibilities and the general welfare of the County. Said analysis must address land uses as they now exist, and as they may exist in the future, as a result of the implementation of the goals, objectives and policies of the Comprehensive Plan; and contains objectives and policies to mitigate or eliminate adverse impacts;

The official Hardee County Future Land Use Map lays out a long term land use plan for the County through the designation of descriptive and restrictive Future Land Use categories. The subject application involves amending one of the series of maps of the Land Use Element of the Comprehensive Plan, specifically the Mining Overlay Map. While the proposed amendment does not alter the existing Future Land Use (Agriculture), it will expand the area in which an application to Mine may be submitted. Thus, it is reasonable to consider and analyze the compatibility of existing and potential future land uses.

The existing uses of the area of the proposed expansion of the Mining Overlay Map are predominantly agricultural. Specifically, there are large tracts of land utilized for cattle pasturing, row cropping and dairy farming. Interspersed amongst the farms and ranches are a handful of single family homes. The active mine area proposed is bounded to the north by S.R. 64 East, to the west by agriculture uses and large lot residential uses, and to the east by the Highlands County boundary.

(D) The proposed Comprehensive Plan Amendment contains an analysis of community need for the development associated with the Amendment. The analysis is based on existing

and proposed uses of a similar nature in the County, and an assessment of the need to provide or maintain a proper mix of uses within Hardee County;

(1) The proposed Comprehensive Plan Amendment shall not result in either a detrimental over concentration of a particular use within the County or within the immediate area;

Recent figures indicate that approximately 30% of the County's total land mass area is owned by the applicant. Furthermore, approximately 32% of the County's total land mass area is currently located within the Mining Overlay. The properties within the Overlay, for the most part, have either been previously mined, or are actively being mined now, or are included in future mining plans.

While these figures and facts are significant, it is ultimately the County's role to make a determination of whether or not there is a "detrimental over concentration" of this particular use.

(2) The Comprehensive Plan Amendment contains sufficient proof to convince the Planning and Zoning Board and the Board of County Commissioners that the proposed Comprehensive Plan Amendment and Land Use Classification supplants the analysis that supported the establishment of the existing Land Use Classification.

Given that the subject application does not modify the existing Future Land Use classification, and that Mining Uses are permitted within the Agricultural FLU classification, the above criteria for analysis is not applicable.

Conclusion:

Staff has brought forth the above data and analysis to assist the Planning and Zoning Board in its review of the application. Considering the above information, the Board should make its recommendation based upon a finding that the proposed modifications to the Mining Overlay Map of the Comprehensive Plan are or are not consistent with the goals, objectives, and policies of the Comprehensive Plan, whether it meets the requirements of the Unified Land Development Code (ULDC) and if it is compatible with the public health, safety, and welfare of the residents of Hardee County.

Recommendation:

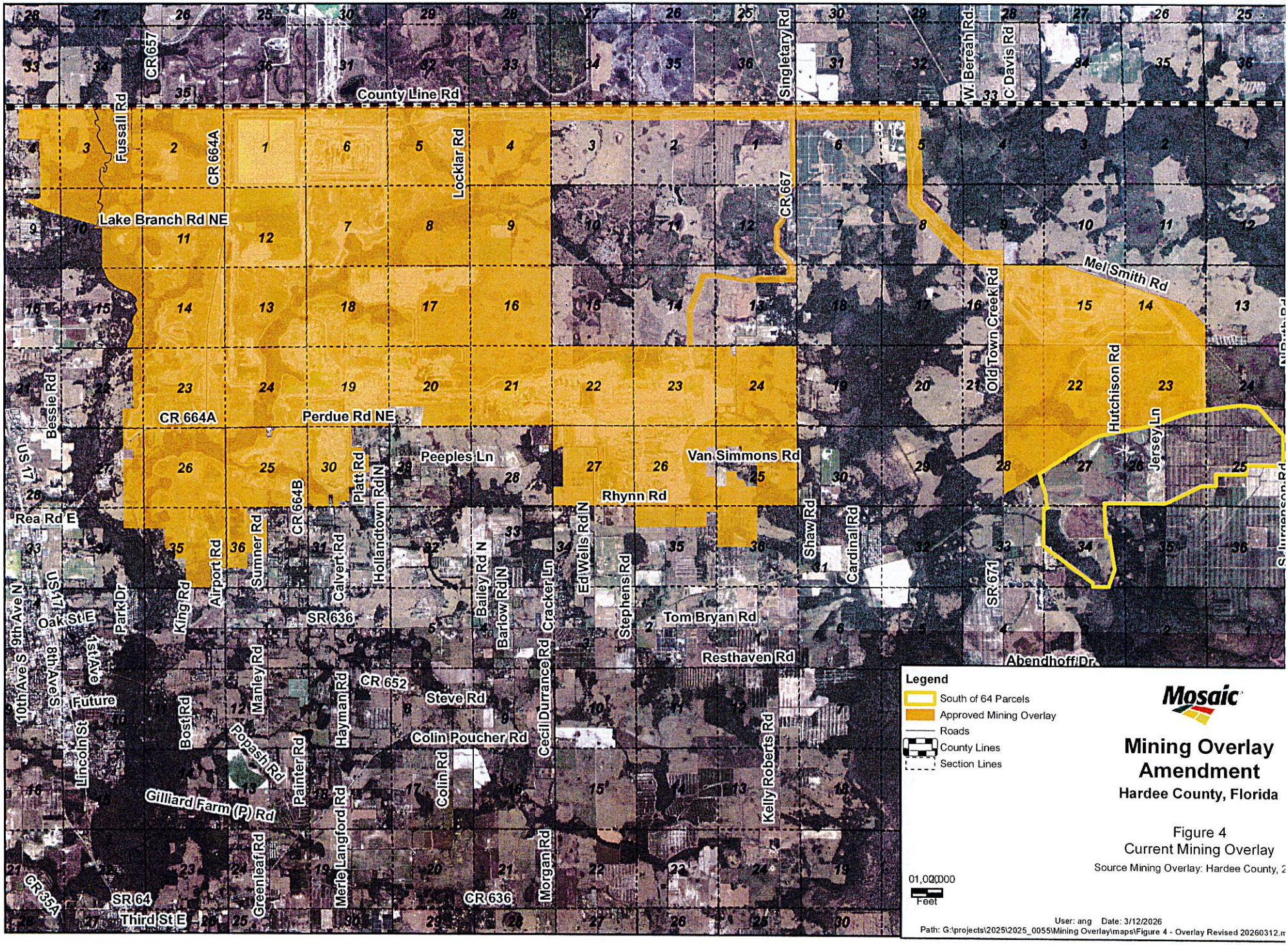
Community Development Staff recommend **APPROVAL** of the subject application to amend the Hardee County Comprehensive Plan to modify the Mining Overlay Map to incorporate 1,966 +/- acres, as described in the application and graphically depicted in the attached maps and documents. Furthermore, Staff recommends the Board recommend the Board of County Commissioners **APPROVE** the subject application, as incorporated in **Ordinance 2026-07**.

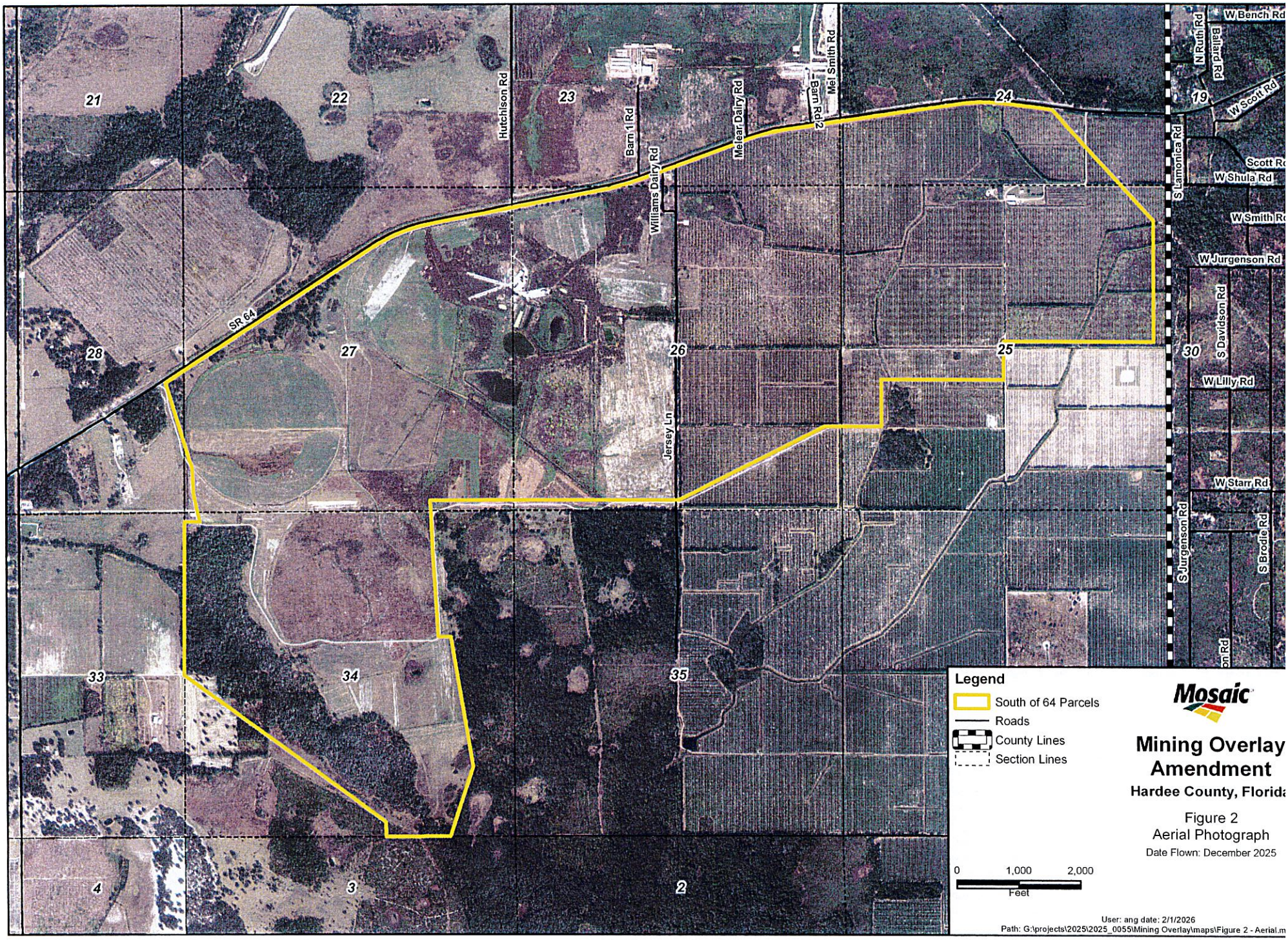
Enc: List of Parcels to be included in Mining Overlay Map
Location Map by Section, Township & Range
Aerial Location Map
Mining Overlay Map

Table 1
Hardee County Property Appraiser
List of Parcel IDs

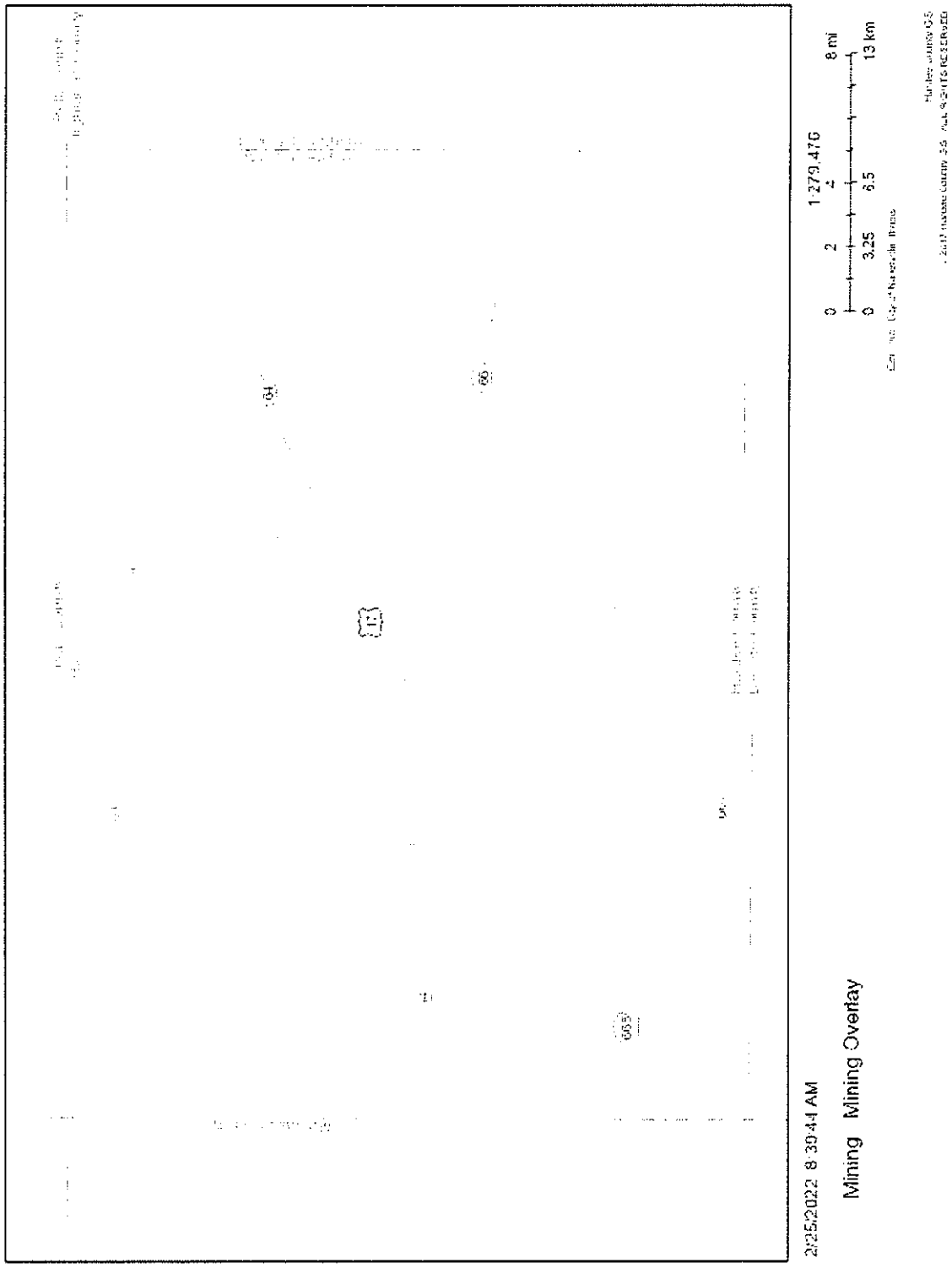
Parcel ID Number	Owner	Physical Address	Acreage
2333270000075200000	MOSAIC FERTILIZER LLC	9200 E ST RD 64	3.2
2333270000097800000	MOSAIC FERTILIZER LLC	E ST RD 64	46.0
2433270000031200000	MOSAIC FERTILIZER LLC	E ST RD 64	74.3
2433270000081200000	MOSAIC FERTILIZER LLC	E ST RD 64	34.1
2433270000097700000	MOSAIC FERTILIZER LLC	E ST RD 64	3.9
2533270000012200000	MOSAIC FERTILIZER LLC	9762 E ST RD 64	15.0
2533270000018100000	MOSAIC FERTILIZER LLC	E ST RD 64	40.0
2533270000024500000	MOSAIC FERTILIZER LLC	E ST RD 64	80.1
2533270000026700000	MOSAIC FERTILIZER LLC	E ST RD 64	27.0
2533270000028200000	MOSAIC FERTILIZER LLC	E ST RD 64	7.8
2533270000040200000	MOSAIC FERTILIZER LLC	E ST RD 64	7.6
2533270000050500000	MOSAIC FERTILIZER LLC	E ST RD 64	60.1
2533270000053200000	MOSAIC FERTILIZER LLC	E ST RD 64	5.0
2533270000062200000	MOSAIC FERTILIZER LLC	E ST RD 64	60.1
2533270000081200000	MOSAIC FERTILIZER LLC	E ST RD 64	36.7
2633270000068200000	MOSAIC FERTILIZER LLC	JERSEY LN	60.4
2633270000074400000	MOSAIC FERTILIZER LLC	221 JERSEY LN	27.3
2633270000074600000	MOSAIC FERTILIZER LLC	279 JERSEY LN	0.9
2633270000074800000	MOSAIC FERTILIZER LLC	JERSEY LN	67.8
2633270000087500000	MOSAIC FERTILIZER LLC	E ST RD 64	111.2
2733270000062200000	MOSAIC FERTILIZER LLC	E ST RD 64	196.7
2733270000075000000	MOSAIC FERTILIZER LLC	8798 E ST RD 64	267.5
27332708600000B0001	MOSAIC FERTILIZER LLC	E ST RD 64	4.2
3333270000099900000	MOSAIC FERTILIZER LLC	451 PARNELL RD	0.0
3433270000025200000	MOSAIC FERTILIZER LLC	457 PARNELL RD	15.0
3433270000100200000	MOSAIC FERTILIZER LLC	E ST RD 64	396.0
2833270200000010004	MOSAIC FERTILIZER LLC	8162 E ST RD 64	3.8
2633270000074200000	MOSAIC FERTILIZER LLC	8798 E ST RD 64	3.6
2633270000074200000	MOSAIC FERTILIZER LLC	8798 E ST RD 64	304.0

Note: Figure 4 illustrates the proposed Mining Overlay District amendment in its entirety.

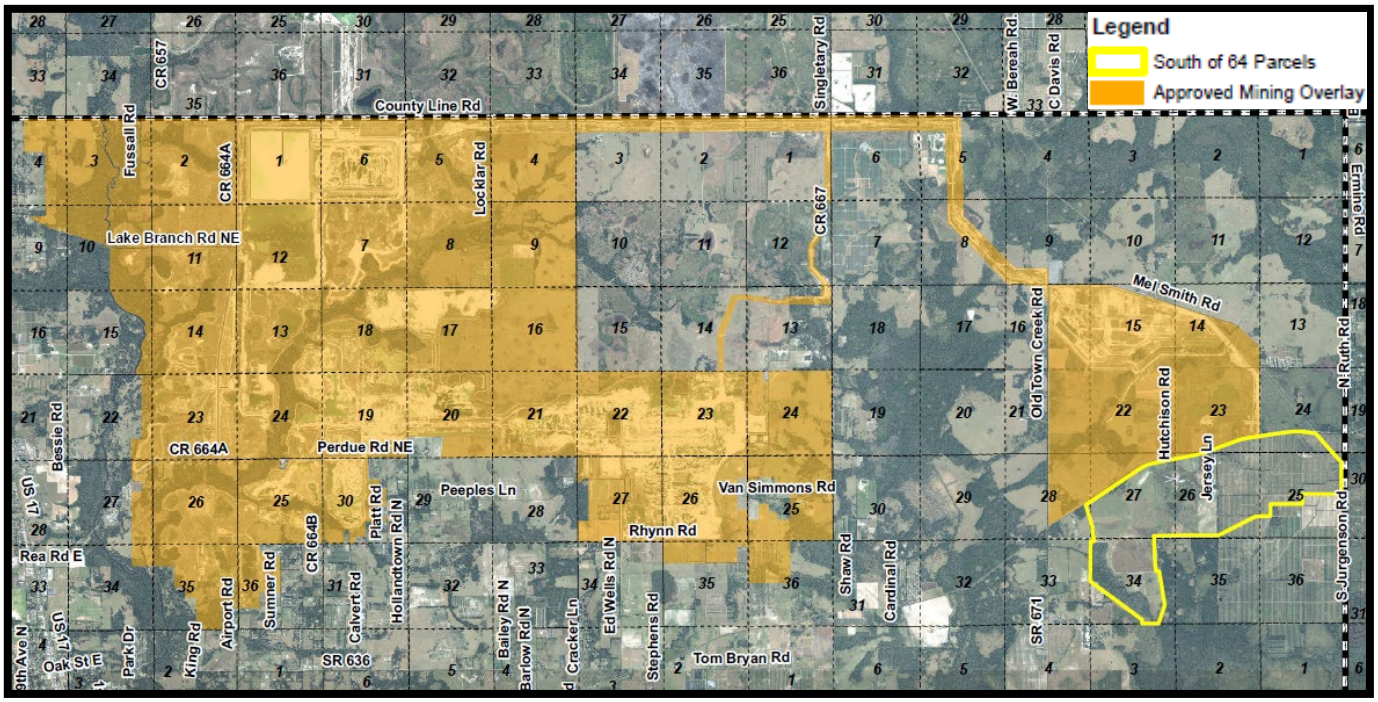

County Line Rd
Fussell Rd
CR 657
CR 664A
Locklar Rd
Singletary Rd
W. Bereah Rd
C Davis Rd
CR 667
Lake Branch Rd NE
Mel Smith Rd
Old Town Creek Rd
Hutchison Rd
Jersey Ln
Bessie Rd
US 17
Perdue Rd NE
Peeples Ln
Van Simmons Rd
Rhynn Rd
Platt Rd
Hollandtown Rd N
Rea Rd E
Sumner Rd
Airport Rd
Calvert Rd
Bailey Rd N
Barlow Rd N
Cracker Ln
Ed Wells Rd N
Stephens Rd
Shaw Rd
Cardinal Rd
SR 671
Tom Bryan Rd
Resthaven Rd
Abendhoff Dr
9th Ave N
10th Ave S
8th Ave S
1st Ave
Oak St E
Park Dr
King Rd
SR 636
Manley Rd
Future
Lincoln St
Bost Rd
Hayman Rd
CR 652
Steve Rd
Colin Poucher Rd
Cecil Durrance Rd
Kelly Roberts Rd
Popash Rd
Painter Rd
Colin Rd
Gilliard Farm (P) Rd
Merle Langford Rd
Greenleaf Rd
Morgan Rd
CR 636
CR 35A
SR 64
Third St E
Legend
South of 64 Parcels
Approved Mining Overlay
Roads
County Lines
Section Lines
Mosaic
Mining Overlay Amendment
Hardee County, Florida
Figure 4
Current Mining Overlay
Source Mining Overlay: Hardee County, 2
01,000 000
Feet
User: ang Date: 3/12/2026
Path: G:\projects\2025\2025_0055\Mining Overlay\maps\Figure 4 - Overlay Revised 20260312.m


21
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23
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27
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34
35
4
3
2
Hutchison Rd
Barn 1 Rd
Williams Dairy Rd
Melear Dairy Rd
Barn Rd 2
Mel Smith Rd
N Ruth Rd
Ballard Rd
W Bench Rd
W Scott Rd
S Lamonica Rd
Scott Rd
W Shula Rd
W Smith Rd
W Jurgenson Rd
S Davidson Rd
W Lilly Rd
W Starr Rd
S Jurgenson Rd
S Brodie Rd
SR 64
Jersey Ln
Legend
South of 64 Parcels
Roads
County Lines
Section Lines
Mosaic
Mining Overlay Amendment
Hardee County, Florida
Figure 2
Aerial Photograph
Date Flown: December 2025
0
1,000
2,000
Feet
User: ang date: 2/1/2026
Path: G:\projects\2025\2025_0055\Mining Overlay\maps\Figure 2 - Aerial.m

Mining Overlay Map



COMPREHENSIVE PLAN MAP AMENDEMENT
MINING OVERLAY DISTRICT



FEBRUARY 2026
REVISED MARCH 2026

MOSAIC FERTILIZER, L.L.C.
13830 CIRCA CROSSING DRIVE
LITHIA, FLORIDA

Mosaic Fertilizer, LLC
13830 Circa Crossing Drive
Lithia, FL 33547
www.mosaicco.com

Tel 813-500-6300
Fax 813-571-6926

March 12, 2026

Mr. Todd Miller
Director of Planning and Development
Hardee County Planning and Development
110 S. 9th Avenue
Wauchula, Florida 33873

Re: Mosaic Fertilizer, LLC
Revised Application to Amend the Hardee County Comprehensive Plan
Future Land Use Map 2 – Mining Overlay

Dear Mr. Miller:

Please find enclosed a revised application to amend the Future Land Use Map (Map 2: Mining Overlay) in the Hardee County Comprehensive Plan. A check in the amount of $5,000.00 to cover the application fee for a large scale Comprehensive Plan Amendment was sent via FedEx to your attention on February 24, 2026.

In this application, Mosaic Fertilizer, LLC (Mosaic) is requesting Hardee County to amend the Generalized Mining Overlay Map to incorporate approximately 1,966 acres of land that Mosaic recently identified as having mineable phosphate reserves.

Mosaic will apply to include these properties within the boundary of the approved Master Mining and Reclamation Plan (MMRP) for the South Fort Meade Mine – Eastern Extension. An application to amend the MMRP and a Mining Major Special Exception (MMSE) will be filed at a later date. Thus, approval of this request to amend the Mining Overlay Map does not equate to approval to mine the property.

Please be advised that I will be the contact for Mosaic. If you have any questions or need additional information, please contact me at (813) 500-6399 or allison.gordon@mosaicco.com.

Sincerely,

Allison Gordon

Allison Gordon
Senior Permitting Engineer

cc: Debra Butler – Hardee County
Russell Schweiss – Mosaic
Shelley Thornton – Mosaic
Lauren Brooks – Mosaic
Vinette Godelia – Stearns Weaver Miller
Tina Ekblad – Sage Entitlements

COMPREHENSIVE PLAN MAP AMENDMENT
MINING OVERLAY DISTRICT
HARDEE COUNTY

TABLE OF CONTENTS

TAB	Contents
APPLICATION	
	Application Form
	Background and Purpose
	Comprehensive Plan Consistency Analysis
FIGURES	
	Figure 1 – USGS Quadrangle
	Figure 2 – 2025 Aerial Photograph
	Figure 3 – Future Land Use Map Designations
	Figure 4 – Current Mining Overlay
	Figure 5 – Mineable Reserves
	Figure 6 – Soils
	Figure 7 – Wetlands and Other Surface Waters
	Figure 8 – FEMA Flood Hazard Designation
TABLES	
	Table 1 – Hardee County Property Appraiser List of Parcel IDs
	Table 2 – Description of Existing Soil Types
	Table 3 – Wildlife Species Observed Onsite
APPENDIX A	Legal Description
APPENDIX B	Warranty Deeds

APPLICATION

COMPLETE application package including all supporting documentation, and fee shall be filed in the Planning/Development Department, 110 South 9th Avenue, Wauchula, FL 33873 weekdays before 3:30 P.M. Submission of a complete application package requests public hearing before the appropriate Board(s) after complete review and comments from county departments and others having jurisdiction and compliance with required public notice of 30 days. Incomplete application packets will be returned.

HARDEE COUNTY PLANNING DEPARTMENT APPLICATION

Hardee County Planning/Development Department

110 S. 9th Avenue, Wauchula, FL 33873---Tele. (863) 767 1964

Property Owner/Title Holder Name	See Table 1
Property Owner/Title Holder/Mailing Address	
Property Owner/Title Holder/Telephone No.	
Applicant Name if different from Property Owner	Mosaic Fertilizer, LLC
Applicant Mailing Address if different from Property Owner	13830 Circa Crossing Drive, Lithia, Florida 33547
Applicant Telephone No. if different from Property Owner	(813)500-6300
Authorized Representative's Name	Russell Schweiss
Authorized Rep's Mailing Address	13830 Circa Crossing Drive, Lithia, Florida 33547
Authorized Rep's Telephone No.	(813)500-6891
Authorized Rep's E-Mail	russell.schweiss@mosaicco.com

ATTACH DOCUMENTATION AS REQUIRED BY *ULDC SECTION NO.

	SECTION
COMPREHENSIVE PLAN AMENDMENT	7.03.00 & 8.06.00
TEXT	$2,500
FLUMAP--Large-Scale--20.01 ac or more	$5,000
FLUMAP--Large-Scale--10.01-20 ac	$2,500
FLUMAP--Small-Scale--Up to 10 ac	$1,000
SPECIAL EXCEPTION (SE)--$750	7.13.00 & 7.06.00
REZONE--$750	7.04.00
PLANNED UNIT DEVELOPMENT--$1,500	7.05.00
Plus $25 per lot/unit/acre for residential construction	
--or--	
Plus $1,000 per sq ft for non-residential construction	
DEVELOPMENT PLANS	7.06.00
SITE DEVELOPMENT PLAN--$500	
Plus $10 per lot or acre for residential construction	
--or--	
Plus $10 per 1,000 sq ft for non-residential construction	
SITE CONSTRUCTION PLAN--$500	
Plus $25 per lot or acre for residential construction	
--or--	
Plus $25 per 1,000-sq-ft for non-residential construction	
CONCEPT DEVELOPMENT PLAN--$250	
MAJOR SUBDIVISION PLAT--$1,500 minimum	
Plus $500 Compliance Review	7.07.00
Plus $50 per lot	
MINOR SUBDIVISION--$500 (separate application)	7.07.02
Plus $500 Compliance Review	
Plus $25 per lot—(Maximum 5 lots)	
MAJOR SPECIAL EXCEPTION (MSE)--$1,250	7.12.00 & 7.06.00
MODIFICATION TO MSE--$1,250	

	SECTION
DEVELOPMENT OF REGIONAL IMPACT	
$5,000 deposit--(separate application)	
VARIANCE--$500	7.13.00 & 7.06.00
ALCOHOLIC BEVERAGE	
COMPLIANCE REVIEW--$250--(separate application)	
COMMUNITY DEVELOPMENT DISTRICT--$9,000	
AMENDMENT	
UNIFIED LAND DEVELOPMENT CODE--$750	
DEVELOPMENT AGREEMENTS--$7,500--(separate application)	
APPEAL OF DECISION OF	
ADMINISTRATIVE OFFICIAL TO COUNTY MGR.--$150	
(separate application)	
APPEAL TO	
BOARD OF COUNTY COMMISSIONERS--max. $250	
TEMPORARY	
SPECIAL USE PERMIT--$250	7.15.00 &7.06.00
(separate application)	
TEMPORARY SPECIAL USE PERMIT—**RENEWAL**--$50	
(separate application)	
EXCEPTION TO POLICY L1.22	
of the 'COMP PLAN'--$250--(separate application)	
TEMPORARY OFF-PREMISES SALES OF	
MOTOR VEHICLES/VESSELS--$500	Ord. No. 2012-11

*ULDC---Hardee County Unified Land Development Code

HARDEE COUNTY PLANNING DEPARTMENT APPLICATION

Hardee County Planning/Development Department
110 South 9th Avenue, Wauchula, FL 33873----Tele. (863) 767 1964

Property Owner/Title Holder Name: See Table 1

Parcel I.D. No.: See Table 1

No. of Acres _____ Zoning _____ Future Land Use District _____

Attach to this application, as applicable:
^applicable fees;
^property record card and legible aerial map;
^completed Concurrency Evaluation application;
^copy of Southwest Florida Water Management District (SWFWMD) application, as applicable;
^documentation as required by appropriate section of the County's*ULDC;

*ULDC---Hardee County Unified Land Development Code

Describe in complete detail the reasons and circumstances for this application pursuant to the appropriate Section of the ULDC. If additional space is needed, attach a separate sheet.

See Table 1

"ALL FEES ARE NON-REFUNDABLE BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS"

Resolution No. 2014-04--APPLICANTS SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH THE USE OF OUTSIDE CONSULTANTS AS DEEMED NECESSARY BY STAFF DURING DEVELOPMENT REVIEW PROCESSES INCLUDING BUT NOT LIMITED TO DEVELOPMENTS OF REGIONAL IMPACT (DRI), COMPREHENSIVE PLAN AMENDMENTS, REZONINGS, MAJOR SPECIAL EXCEPTIONS, SEPCIAL EXCEPTIONS, SUBDIVISION PLATS AND SITE DEVELOPMENT PLAN REVIEWS.
APPLICANTS SHALL REIMBURSE THE COUNTY FOR SAID COSTS ON A SCHEDULE DETERMINED BY THE COUNTY.

Preliminary Discussion/Pre-Application Disclaimer:
"The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order."

Russell Schweiss — February 23, 2026

Signature of Property Owner/Title Holder of Record--**Print Name** or signature of Authorized Representative (Power of Attorney required) — **ORIGINAL SIGNATURE REQUIRED** — Date

Signature of Property Owner/Title Holder of Record--**Print Name** or signature of Authorized Representative (Power of Attorney required) — **ORIGINAL SIGNATURE REQUIRED** — Date

$_____ Application Fees _____ Received By _____ Date

FORM-PLANNING DEPT APP-10-02-2013--REVISED

Mosaic

No. 002326

Mosaic

Mosaic Global Sales LLC
13830 Circa Crossing Drive
Lithia FL 33547 US

Wells Fargo Bank, N.A.
115 Hospital Drive
Van Wert, OH 45891

002326

041203824

9637481848

Date: 02/11/2026

Pay : FIVE THOUSAND DOLLARS AND 00/100

$**********5,000.00*

To the Order of
HARDEE COUNTY BOARD OF
COUNTY COMMISSIONERS
PO DRAWER 1749
WAUCHULA FL 33873

Memo

⑈002326⑈ ⑆041203824⑆ 9637481848⑈

Security features. Details on back

APPLICATION INFORMATION
COMPREHENSIVE PLAN MAP AMENDMENT
FUTURE LAND USE MAP – MINING OVERLAY DISTRICT
MOSAIC FERTILIZER, L.L.C.

BACKGROUND AND PURPOSE

Since the extension of the Phosphate Mining Overlay (Map 2 of the Hardee County Comprehensive Plan) for the South Fort Meade – Eastern Extension (SFM-EE), Mosaic Fertilizer, L.L.C. (Mosaic) has purchased additional properties for mining proximate to the existing southern boundary of SFM-EE. The properties are located south of the approved SFM-EE across State Road 64 (SR 64). This Application is a request to extend the Phosphate Mine Overlay (Overlay) to approximately 1,966 acres within Sections 23, 24, 25, 26, 27, 28, 33 and 34 Township 33 south, Range 27 east in Hardee County. The warranty deeds related to this Application are provided on the enclosed USB. A list of the Hardee County Property Appraiser folio numbers that comprise the proposed areas to be added to the Overlay are provided in Table 1. Additional information provided includes property owners' names, addresses, parcel acreages from the Hardee County Property Appraisers website:(https://qpublic.schneidercorp.com/Application.aspx?App=HardeeCountyFL&PageType=Map).

Figure 1 depicts the proposed area (South of 64 Parcels) to be added to the Overlay on the U.S. Geological Survey (USGS) quadrangle maps and Figure 2 depicts the South of 64 Parcels to be added to the Overlay on an aerial photograph. Figure 3 depicts the mine boundary on the Hardee County FLU) Map. Figure 4 depicts the current boundary of the approved Overlay in proximity to the South of 64 Parcels. In general, the South of 64 Parcels proposed to be added to the Overlay is proximate to the existing Overlay (see Figure 4). The South of 64 Parcels, depicted on Figure 2, is located east of Charlie Creek, south of SR 64, and west of the Hardee/Highlands County line.

Initial prospecting data, including soil borings, have confirmed that the mine boundary contains mineable reserves of phosphate ore matrix as demonstrated by Figure 5. Having confirmed the quantity and quality of reserves within the South of 64 Parcels is appropriate for mining activities, Mosaic is submitting this Application to extend the Overlay over the South of 64 Parcels that is located within entire Sections or portions of Sections in Township 33 south, Range 27 east listed above.

The Overlay identifies areas of Hardee County where mining has occurred, is occurring, or planned to occur based on the existence of the mineral resource. As required by the Hardee County Unified Land Development Code (ULDC), Mosaic will submit the required Mining Major Special Exception (MMSE) application and application to modify the Master Mine and Reclamation Plan (MMRP) to mine within the South of 64 Parcels to recover the known mineral resources and continue the operation of the South Fort Meade Mine.

PROPOSED REQUEST

This Application for a Comprehensive Plan Amendment is limited to amending the boundary of the Phosphate Mine Overlay, Map 2 of the Hardee County Comprehensive Plan, to include the South of 64 Parcels described herein. Mining is an authorized use under the existing Agriculture FLU designation of the properties (See Figure 3). The requested amendment to Map 2 is due to the recent prospecting of parcels south of the SFM-EE mine boundary. The legal description of the proposed addition to the Overlay map is included with this Application and is provided in Appendix A.

The South of 64 Parcels proposed to be added to the Overlay is located across SR 64, proximate to the existing Overlay boundary. Figure 4 illustrates the location of the area requested to be added in relation to the current extent of the Overlay. Mosaic's intent is to submit applications for an MMSE and MMRP amendment to mine the subject area.

The Mining Overlay is depicted in Map 2 and described by Policy L1.17 as identifying where mining "has, is or is planned to occur." The existing Agricultural FLU of the South of 64 Parcels will remain and no text changes to the comprehensive plan are requested as part of the Application. ULDC Section 9.03.02 specifies that when no amendments to the Future Land Use, Development Standards or Maps are proposed then only a description of the amendment and data and analysis supporting the change are required to be provided with the Application.

The requested amendment to Map 2 is consistent with existing Policy L1.17 by demonstrating an area of the County where mining is planned to occur. Since the approval of SFM-EE, Mosaic has purchased additional property for mining and undertaken prospecting efforts that demonstrate the existence of mineable phosphate reserves within the South of 64 Parcels area (See Figure 5) that is proposed for inclusion within the Overlay.

EXISTING SITE CHARACTERISTICS

The South of 64 Parcels proposed to be added to the Overlay map is located in northeastern Hardee County, northeast of Wauchula and adjacent to the Highlands County line. The proposed South of 64 Parcels would expand the boundaries of the Overlay approximately 2 miles to the south and approximately 1 mile to the east. The primary and historic use is agricultural including dairy, pasture and citrus (tree crops). There are structures located within the South of 64 Parcels including various sheds, barns, and small outbuildings. The surrounding land use is also primarily agricultural.

The following description of site characteristics is based upon the Comprehensive Plan Data and Analysis sections and is supplemented by existing information available from Hardee County and Mosaic. Approximately 1,966 acres located in Sections 23, 24, 25, 26, 27, 28, 33, and 34, Township 33 South, Range 27 east are proposed to be included in the Overlay. The South of 64 Parcels is comprised of 29 parcels, as shown in Table 1 and the warranty deeds are provided in Appendix B, that range in elevation from 90 to 100 feet above MSL (Figure 1).

a. Soils

Figure 6 illustrates the types of soils underlying the areas proposed for addition to the Overlay. The soils data is from the Natural Resources Conservation Service (NRCS, formerly Soil

Conservation Service [SCS]) in the Hardee County Soil Survey (SCS, 1985). Table 2 identifies the limitations for construction for each soil type as well as an analysis of absorption rates for septic fields.

b. Species

The potential for occurrence of listed wildlife is shown on Table 3. Table 3 lists animal species observed during surveys conducted from September 2020 through December 2025. No listed plant species were observed. The fact that no listed plant species were observed is not unanticipated given the extensive agricultural uses.

Protected species directly observed within the mine boundary during the September 2020 through December 2025 field surveys included the crested caracara (*Caracara plancus*), wood stork (*Mycteria americana*), little blue heron (*Egretta caerulea)*, Florida burrowing owl (*Athene cunicularia floridana*), Florida sandhill crane (*Grus canadensis pratensis*), and southeastern American kestrel (*Falco sparverius Paulus*).

c. Vegetation

Over 92 percent of the vegetative cover within the South of 64 Parcels subject to this Application has been converted to pastures, groves, and other agricultural uses. Upland native habitat exists on approximately 0.9 percent, and native wetland habitats are limited to approximately 7 percent. The South of 64 Parcels contains wetlands primarily associated with tributaries to Charlie Creek as illustrated on Figure 7. The wetlands within the South of 64 Parcels are identified as being within flood zone A as shown on Figure 8.

PUBLIC FACILITIES

The South of 64 Parcels subject to this Application are not currently, nor planned to be, served by sanitary sewer or potable water facilities. The proposed addition to the Overlay will not generate demand for public services therefore, adoption of the proposed Overlay amendment will not create additional demand for public potable water or wastewater service for distribution or treatment.

The Hardee County Comprehensive Plan Existing Functional Classification Map depicts SR 64 as a principal arterial, Old Town Creek Road as a major collector, and Smith Road are identified as local roads. Traffic associated with the South Fort Meade (SFM) Mine has already been accounted for with the existing mining approvals. The proposed addition to the Overlay will not result in additional trips on the surrounding roadway network. With the submittal of the applications for MMSE and MMRP amendment, the existing approved traffic distribution on SR 64 will be modified to reflect the proposed permanent driveway access on SR 64. SR 64 currently operates and will continue to operate at an acceptable level of service.

DISCUSSION

The requested amendment to Map 2 is consistent with Objective L1 of the Hardee County Comprehensive Plan, which seeks to provide an appropriate mix of land uses in the County, including mining land uses. The existing Agricultural FLU designation will remain, thereby maintaining the existing mix of uses. The Amendment is also consistent with Policy L1.17, as

incorporating lands where mineable mineral reserves exist into the Overlay accurately reflects where mining may occur in the future. No other amendments to the Comprehensive Plan text or FLU Maps are requested or necessary for the MMSE and MMRP amendment applications to be submitted.

Amending the Overlay boundary to include an area with mineral resources will not create adverse impacts to adjacent land uses, the character of any existing neighborhoods, or other matters affecting land use compatibility and the general health, safety, and welfare of Hardee County residents. The Application incorporates properties that are south of SR 64 and proximate to the existing Overlay boundary providing for a logical expansion of the existing Overlay to support an appropriate progression of mining in a location where phosphate is known to occur. Should the required MMSE and MMRP amendment applications be approved, the existing agricultural uses allowed by the underlying FLU will continue until mining and after reclamation.

Mosaic has scheduled a preapplication conference with Hardee County staff to discuss the MMSE preapplication conference document. The MMSE and MMRP amendment applications for the South of 64 Parcels will be reviewed by Hardee County staff, the Planning and Zoning Board, and the Board of County Commissioners. The reviews will ensure that the proposed development is consistent with the goals, objectives, and policies of the Comprehensive Plan. Implementation of the Hardee County Mining Regulations contained within the ULDC through the Master Mining Plan and Annual Unit Review processes will result in the incorporation of applicable performance standards that have been demonstrated to be protective of the general public health, safety, and welfare.

Any proposed mining activity that would occur within the South of 64 Parcels subject to this Application must undergo a thorough federal, state, and local permitting review process and receive numerous approvals prior to mining activity commencing. Consistent with the Comprehensive Plan and the ULDC (including the Hardee County Mining Regulations), Mosaic will be required to develop mining and reclamation plans for this area in conformance with applicable resource protection standards. These plans will avoid development in floodplains and wetlands in accordance with the Florida Department of Environmental Protection (FDEP) requirements established under the Environmental Resource Permit (ERP) and mine reclamation rules and include plans to properly mitigate any unavoidable wetland or floodplain disturbance. Further, a Wildlife Habitat Management Plan to protect listed species will be implemented. This Plan will include commitments by Mosaic to protect all listed species in accordance with the requirements imposed by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (FWS). Collectively, the state and local environmental resource protection regulations and permits create a comprehensive set of criteria to ensure that Mosaic's mining and reclamation plans are consistent with the Hardee County Comprehensive Plan, are not contrary to the public interest, are protective of environmental resources, and are consistent with the community's needs for a diverse local economy and resulting employment opportunities and local government revenue base.

COMPREHENSIVE PLAN CONSISTENCY

Since the extension of the Mining Overlay District (Overlay) (Map 2 of the Hardee County Comprehensive Plan) for the South Fort Meade – Eastern Extension (SFM-EE), Mosaic has purchased additional properties for mining comprising approximately 1,966 acres located south of the approved SFM-EE across State Road 64 (SR 64) (South of 64 Parcels). Initial proprietary prospecting data, including soil borings, confirm that the South of 64 Parcels contains quality phosphate ore matrix in a quantity appropriate for mining. As a result, Mosaic is submitting an application to extend the Overlay over the approximately 1,966 acres. The required applications for a Mining Major Special Exception (MMSE) and Major Mining Reclamation Plan (MMRP) amendment will be submitted in 2026.

I. Future Land Use

The South of 64 Parcels proposed to be included in the Overlay are designated Agricultural (A) on the County's Future Land Use (FLUM) Map. Per Policy L1.13 industrial uses within an agricultural area may be permitted when such activity is related to the extraction or processing of minerals.

Goal L1: Provide the foundation for land use decision-making and regulations to achieve and maintain a high quality human, natural and agricultural environment….

Objective L1: New or amended uses of land shall be consistent with the Future Land Use designations as described in this element and as depicted on the Hardee County Future Land Use Map…. b) appropriately mix and distribute residential, commercial, industrial, recreation, public and mining land uses, …

Policy L1.13: The primary functions of Agricultural areas, as designated on the Future Land Use Map, shall be to protect and encourage agricultural activities, while providing for low density residential use, and to protect unique native habitats and maintain open space….

3. Industrial uses within an Agricultural area may be permitted only when such activity is related to the extraction or processing of minerals….

The acres comprising the South of 64 Parcels are designated Agricultural (A) on the FLUM and are consistent with Policy L1.13, which expressly authorizes the extraction and processing of minerals within this FLUM category. Agricultural uses will continue onsite prior to mining operations and will resume following reclamation.

Policy L1.17: The Mining Overlay District is to identify areas of Hardee County where mining has, is or is planned to occur. This overlay shall serve as an atlas of pre and post mining geographical conditions including but not limited to soil types, hydrological features, topographical features and land use suitability indices. It shall also identify land use features

during the mining process in 5-year intervals until reclamation is complete. Lands within this overlay district not subject to mining may still be included due to off-site mitigation potential, settling pong locations and other mine related impacts. A restrictive mining corridor in which accelerated reclamation or re-contoured overburden only shall be established to maintain the integrity of the "Development Corridor" generally along US 17 and the Peace River in Central Hardee County This "Development Corridor" will be more specifically defined through amendments to the Hardee County Mining Ordinance.

The Overlay amendment to incorporate the South of 64 Parcels into the Overlay is consistent with Policy 1.17. The Overlay depicts where mining "has, is, or is planned to occur". ULDC Section 9.03.02 specifies that when no amendments to the Future Land Use, Development Standards or Maps are proposed then only a description of the amendment and data and analysis supporting the change are required to be provided with the Application. Mosaic has completed initial prospecting of the amendment area to confirm the quantity and quality of phosphate ore matrix reserves are appropriate for mining. The location of the mineable reserves of phosphate ore matrix is depicted in Figure 5 and generally aligns with the boundary of the proposed amendment to Map 2. Figure 5 demonstrates that the South of 64 Parcels is not located within the "Development Corridor." The MMSE application and MMRP amendment will provide maps illustrating the pre and post mining conditions consistent with this Policy.

Policy L1.19: In order to protect the natural function of the 100-year floodway of the Peace River, Horse Creek, Charlie Creek, and Payne Creek, a setback from the banks of the waterways is hereby established, in which only pasturing of livestock and residential development at a density of not more than one dwelling unit per 20 gross acres are permitted….

The 100-year floodways of the Peace River, Horse Creek, Charlie Creek and Payne Creek are not located within the proposed amendment boundary, ensuring consistency with Policy L1.19.

Policy L1.20: Land uses which are potentially incompatible either due to type of use or intensity of use, shall be buffered from one another.

The South of 64 Parcels is within an area of Hardee County predominately utilized for agricultural activity. Mining is a permitted use within the Agricultural FLU and Overlay and is considered consistent with the surrounding lands, also within the Agricultural FLU.

Mining activities cannot occur within the South of 64 Parcels until after the approval of the applications for MMSE and MMRP amendment by the Board of County Commissioners and other State and Federal permits. Mosaic will be submitting the applications for an MMSE and MMRP amendment for the South of 64 Parcels in 2026. As part of these applications, a mining plan will be provided demonstrating consistency with ULDC Section 13.03.06 which requires mining operations to be set back from property boundaries, unless either the adjoining land owners consent

in writing to lesser setbacks or the Board of County Commissioners specifically imposes greater or lesser setback distances. In addition to the required setbacks, a perimeter berm will be installed along the boundary of the South of 64 Parcels mine boundary to provide physical and visual separation of the activities to occur on-site and the adjacent properties.

Consistent with implementation of the ULDC, the Annual Review process will be used to establish parcel-specific setbacks along the portions of the mine boundaries owned by third parties. The detailed mine plan review that occurs as part of the applications for an MMSE and MMRP amendment will ensure consistency with Policy L1.20.

II. Transportation

Goal T: Hardee County will assure availability of a safe, convenient, and efficient transportation system to serve all residents and visitors of Hardee County.

(i) Objective Tl: Hardee County shall provide a safe, convenient and efficient motorized and non-motorized transportation system by establishing operating criteria and minimum standards for the functioning of the County's highway system….

Policy T1.1: Hardee County establishes the following peak hour level of service standards for each listed facility type….

The Hardee County Comprehensive Plan Existing Functional Classification Map depicts SR 64 as a principal arterial, and Old Town Creek Road as a major collector. Traffic associated with the SFM Mine has already been accounted for with the existing mining approvals. The proposed Overlay amendment will not result in additional trips on the surrounding roadway network. With the submittal of the applications for an MMSE and MMRP amendment in 2026, the existing approved traffic distribution on SR 64 will be modified to reflect the proposed permanent driveway access on SR 64. SR 64 currently operates and will continue to operate at an acceptable level of service consistent with Policy T1.1.

Policy T1.2: The County shall continue to maximize the efficient location and number of access points to major thoroughfares….

Traffic associated with the SFM Mine and permanent driveway access on SR 64 has already been accounted for with the existing mining approvals. With the submittal of the applications for an MMSE and MMRP amendment in 2026, the existing approved traffic distribution on SR 64 will be modified to reflect the proposed permanent driveway access on SR 64 ensuring compliance with Policy T1.2.

Policy T1.4: Standards providing sufficient parking and safe convenient on-site traffic flow will be established in Land Development Regulations.

Sufficient parking is already available at the SFM beneficiation plant and at the SFM-EE Field Office to accommodate the anticipated workforce consistent with Policy T1.4.

(iv) Objective T3: Hardee County will protect existing and proposed rights-of-way from building encroachment.

Policy T3.1: In coordination with the Florida Department of Transportation, Hardee County shall, by 2011, develop and, by amendment, incorporate into the Hardee County Comprehensive Plan, a Long-Range Transportation Plan (LRTP) for Hardee County….

The proposed Overlay amendment does not encroach into roads classified as arterial or collector in the Comprehensive Plan and does not conflict with the LRTP. SR 64 is currently operating at an acceptable level of service and will continue to do so with the proposed amendment consistent with Policy T3.1.

III. Housing Element

The Housing Element of the Hardee County Comprehensive Plan is not applicable. There will be no residential development associated with the proposed Overlay amendment.

IV. Infrastructure Element

Goal S1: Hardee County will provide, or require the provision of, needed facilities in a manner which corrects existing deficiencies, protects investments in existing facilities, and promotes compact and orderly growth….

Level of Service

Objective S1: Hardee County will continue to implement land development regulations to ensure that facilities are available, or will be available, concurrent with the impacts of development at or above the level of service established by the County.

Policy S1.1: Hardee County establishes the following level of service standards to be used to determine the availability of facility capacity and the demand generated by new development ….

Additional demands on public facilities or services beyond those allowed by the current future land use cannot occur as a result of the proposed Overlay amendment ensuring consistency with Policy S1.1. The SFM mine is not currently, nor planned to be, serviced by sanitary sewer or public water facilities. The proposed Overlay amendment will not generate demand for public potable water or wastewater service for distribution or treatment.

Waste that is generated by employees in the area will be disposed of at the County Landfill with a tipping fee paid at the time of disposal. Small quantities of hazardous waste (e.g. lubricants and mineral spirits-based parts cleaners) will be managed by FDEP-licensed transporters and recycled or disposed of at appropriate permitted offsite facilities.

Adopted level of service standards for storm water management facilities will be evaluated in terms of water quantity and water quality through the applications for an MMSE and MMRP amendment submitted in 2026 along with other state required applications.

Policy S1.2: Hardee County's concurrency management system shall establish criteria for levels of service for public supply potable water and sanitary sewer facilities, based on specific types of use, such as a single-family dwelling, recreational vehicle, or neighborhood commercial store.

The SFM mine is not currently, nor planned to be serviced by sanitary sewer or public water facilities. The proposed Overlay amendment will not generate demand for public potable water or wastewater service for distribution or treatment ensuring consistency with Policy S1.2.

Policy S2.5: Hardee County land development regulations shall be consistent with Chapter 10D-6, F.A.C., "Standards for On-Site Sewage Disposal System."….

The SFM mine is not currently, nor planned to be serviced by sanitary sewer or public water facilities ensuring consistency with Policy S2.5. The proposed Overlay amendment will not generate demand for public potable water or wastewater service for distribution or treatment. No septic tanks will be installed within the South of 64 Parcels. Temporary portable installations will be utilized in the field, as necessary.

Policy S2.7: Hardee County shall require that future development that is permitted for septic tank sewage disposal connect to a public supply sanitary sewer facility upon such a connection becoming available.

The SFM mine is not currently, nor planned to be serviced by sanitary sewer or public water facilities ensuring consistency with Policy S2.7. The proposed addition to the Overlay will not generate demand for public potable water or wastewater service for distribution or treatment. No septic tanks are proposed to be installed to facilitate mining within the South of 64 Parcels after approval of the applications for an MMSE and MMRP amendment.

Policy S3.2: Hardee County's Mining Ordinance will continue to be enforced to prevent new water withdrawals from interfering with existing domestic, agricultural and commercial water users within the County.

The proposed Overlay amendment does not permit any activities that would consume water. No increase in water demand is proposed. The IWUP will be amended to add the South of 64 Parcels,

and no changes in water withdrawals will be requested. Issuance of the IWUP amendment will document no interference with existing water users within the County, consistent with this Policy.

Policy S3.3: Hardee County shall continue to enforce Hardee County Ordinance Number 1990-04, which provides for local enforcement of Chapter 40D-21, F.A.C., "Water Shortage Plan", or any modification or derivative of this chapter which may be current at the time a water shortage or water shortage emergency is declared by the Southwest Florida Water Management District.

The proposed Overlay amendment does not permit any activities that would consume water. Mosaic will curtail aquifer system pumping in the event of a water shortage determination by SWFWMD, consistent with Hardee County Ordinance Number 1990-04 and Policy S3.3.

Policy S5.1: Hardee County shall maintain a recycling facility at the County landfill for solid waste deposited by County municipalities, private waste haulers in Hardee County, and for other solid waste generated in the County….

The proposed Overlay amendment does not permit generation of solid waste. Additionally, Mosaic achieves the 30 percent recycling goal by recycling used steel and plastic pipes, rebuilding electric motors, and recycling used motor oil, antifreeze, hydraulic oils and lubricants, batteries, and spent parts washing solvent. Depending upon the recycling services available from the County, Mosaic may also recycle newspaper, white paper, cardboard boxes, and other domestic recyclables such as aluminum cans to the extent practicable.

Objective S6: The County shall maintain, as part of its Land Development Regulations, stormwater drainage regulations providing for the protection of natural drainage features and provisions for ensuring that future development utilizes appropriate stormwater management techniques.

Policy S6.1: Hardee County's Land Development Regulations shall include storm water drainage provisions which ensure that:

1. New developments are required to manage runoff from the 25-year frequency, 24-hour duration storm event on-site so that post- development runoff rates, volumes and pollutant loads do not exceed pre-development conditions;

2. Storm water engineering, design and construction standards for on-site systems are provided;

3. Erosion and sediment controls are used during development; and

4. Periodic inspection and maintenance of on-site systems is provided by the developer as a condition of system permit renewal.

The proposed Overlay amendment does not permit mining activities. The applications for an MMSE and MMRP amendment will be submitted in 2026 for review and approval by the Board of County Commissioners. Other State and Federal permits will also be submitted and must be approved prior to commencement of mining activities.

As part of the applications for an MMSE and MMRP amendment, a mining plan will be provided demonstrating consistency with Policy S6.1 through ditch, berm, and retention systems to be constructed prior to initiation of mining operations to manage or prevent discharge from storm events.

Objective S8: Through land development regulations, to be adopted by September 1, 1991, Hardee County will protect the function of areas of high natural groundwater aquifer recharge and natural drainage features.

Policy S8.1: Through Land Development Regulations, Hardee County will include provisions protecting the function of natural drainage features and areas of high groundwater aquifer recharge as identified by the Southwest Florida Water Management District….

The Floridan Aquifer Recharge Areas map in the Hardee County Comprehensive Plan (INF Map 2) indicates that the South of 64 Parcels is in an area identified as “Recharge less than 1”. The proposed Overlay amendment will not adversely affect this very low rate of aquifer system recharge consistent with Policy S8.1.

IV. Recreation and Open Space Element

Two objectives of the Recreation and Open Space Element of the Plan (i.e., R3 and R4) each contain one Policy that applies to the future mining and reclamation of the South of 64 Parcels. None of the remaining Objectives (i.e., Rl and R2) relates to the future plans to mine and reclaim the South of 64 Parcels. The following analysis addresses the two Objectives and Policies that are applicable to the applications for an MMSE and MMRP amendment for the South of 64 Parcels.

Objective R3: Hardee County shall ensure the adequate provision of open space by coordination with public and private entities, and standards to be established in local regulations.

Policy R3.3: Hardee County will work with the phosphate mining companies operating in the County to utilize reclaimed land as open space. Future mining operations shall be required to designate some reclaimed land as open space, or for passive recreation. Upon reclamation, such land will be appropriately designated by an amendment to the County's Future Land Use Map.

Objective R4: Hardee County shall provide recreation and park facilities that meet or exceed the established level of service.

Policy R4.2: Hardee County will work with the phosphate mining companies operating in the County to convert portions of reclaimed land to be utilized as recreational areas.

Mining activities cannot occur within the South of 64 Parcels until after the approval of the applications for an MMSE and MMRP amendment by the Board of County Commissioners and other State and Federal permits. Mosaic will be submitting the applications for an MMSE and MMRP amendment for the South of 64 Parcels in 2026. As part of these applications, mining and reclamation plans will be provided demonstrating consistency with the above Objectives and policies.

VI. Conservation Element

Goal C: The natural resources of Hardee County shall be conserved, protected and used for the benefit of the citizens of the county.

(i) Objective C1: Hardee County shall implement policies which protect the air quality of the immediate area through Land Development Regulations.

Policy C1.1: Hardee County's Land Development Regulations shall prescribe best management practices which minimize unconfined emissions generated by construction activities.

Mining activities cannot occur within the South of 64 Parcels until after the approval of the applications for an MMSE and MMRP amendment by the Board of County Commissioners and other State and Federal permits. Mosaic will be submitting the applications for an MMSE and MMRP amendment for the South of 64 Parcels in 2026. As part of these applications, mining and reclamation plans will be provided describing BMPs to minimize erosion and fugitive dust emissions, ensuring consistency with the above Objectives and Policy C1.1.

Policy C1.2: Hardee County shall require new development that discharges gases or particulates into the air to meet the minimum air quality standards as defined in Rule 62-204.

Future mining activities within the South of 64 Parcels do not include construction or operation of stationary sources of air emissions, including smoke; dust or dirt; odors; fumes, vapors, and gases; or heat, cold, or dampness ensuring consistency with Policy C1.2.

(ii) Objective C2: Hardee County shall implement policies which maintain surface and ground water quality by regulating or restricting land use activities that may adversely impact water quality.

Policy C2.1: Domestic, agricultural, mining and other industrial wastewater discharge and runoff shall not degrade the existing water quality of the receiving water body as measured at United States Geological Survey testing sites.

Future mining areas within the South of 64 Parcels will be bordered by berms to prevent uncontrolled releases of collected stormwater or mine process water. As required by Section 402 of the Federal Clean Water Act, discharges of treated wastewater will occur only through surface outfalls authorized and regulated by the FDEP-issued Permit, which requires all water discharged to meet State water quality standards, demonstrating consistency with this Policy.

Policy C2.2: Activities requiring land and water use permits shall be encouraged when they provide for the reuse of treated wastewater which will not degrade surface or groundwater quality. The Land Development Regulations shall be amended to include the technical specifications concerning implementing this policy.

As part of previous approvals, Mosaic has agreed to accept reclaimed wastewater treatment plant effluent from the City of Fort Meade as an alternate source that offsets groundwater withdrawals when available, with no guaranteed supply commitments or capacity reservations consistent with Policy C2.1 and C2.2. Internal recirculation of water provides about 90 percent of the total mine water supply needs.

Policy C2.3: Land and water use approvals in Hardee County shall encourage use of native vegetation, water-efficient irrigation systems, and other appropriate methods in all future development to reduce watering requirements, and shall encourage the use of Best Management Practices….

Please refer to Policy S3.4 above.

Policy C2.4: Phosphate mining activity shall comply with the following minimum criteria consistent with the requirements of the Hardee County Unified Land Development Code. Exceptions to Policies C2.4.a through I for mining/excavation and mining related construction of permanent buildings or other facilities inside the 100-year floodplain shall not be permitted through the Development of Regional Impact and Environmental Resource Permit process unless it is determined through the State environmental resource permitting process of Chapter 373, F.S., that the exception would result in maintaining or improving water quality and habitat protection or would otherwise meet the public interest implemented under Part IV of Chapter 373, F.S.

No mining activities or operations will occur until a modification of the SFM-EE ERP is issued by FDEP.

1. Submit and receive a Phosphate Master Mining Plan approval in conjunction with the Development of Regional Impact approval process, as required by the Hardee County Unified Land Development Code;

Pursuant to state law, mining is not subject to DRI review. The South of 64 Parcels of the proposed Overlay amendment does not include the 100-year floodways of the Peace River, Horse Creek,

Charlie Creek and Payne Creek ensuring consistency with Policy C2.4.

2. Reclaim all wetlands impacted by mining as required by the Conservation Element and the Unified Land Development Code;

Mining activities cannot occur within the South of 64 Parcels until after the approval of the applications for an MMSE and MMRP amendment by the Board of County Commissioners and other State and Federal permits. Mosaic will be submitting the applications for an MMSE and MMRP amendment for the South of 64 Parcels in 2026. As part of these applications, a reclamation plan will be provided demonstrating reclamation of any impacted wetlands consistent with Policy C2.4.

5. Establish a buffer zone adjacent to preserved wetlands and other surface waters as determined through the state Environmental Resource Permitting process of Chapter 373, F.S., or through the Development of Regional Impact process of Section 380.06, F.S., and in accordance with the Future Land Use Element, Conservation Element and Unified Land Development Code.

Mining activities cannot occur within the South of 64 Parcels until after the approval of the applications for an MMSE and MMRP amendment by the Board of County Commissioners and other State and Federal permits. Modification of the ERP for SFM-EE is required and will ensure compliance with Policy C2.4. Further, a DRI is not required, pursuant to state law.

C2.5: In order to protect the natural function of the 100-year floodway of the Peace River, Horse Creek, Charlie Creek and Payne Creek, a setback from the banks of the waterways is hereby established,…

Please refer to the response to Policy L1.19 above.

Policy C2.6: Hardee County shall, upon request, cooperate with the Florida Department of Health and Rehabilitative Services to limit or restrict the placement of new septic tanks in areas where, due to soil limitations or proximity to wetlands or floodplains, septic tanks may cause adverse impacts to natural resources.

The proposed addition to the Overlay will not generate demand for public potable water or wastewater service for distribution or treatment. No septic tanks are proposed to be installed to facilitate mining within the South of 64 Parcels after approval of the applications for an MMSE and MMRP amendment, ensuring consistency with Policy C2.6.

Policy C2.7: To protect the quality of surface water, Hardee County shall require that post-development storm water runoff does not exceed pre-development conditions for new development.

Mining activities cannot occur within the South of 64 Parcels until after the approval of the

applications for an MMSE and MMRP amendment by the Board of County Commissioners and other State and Federal permits. The ERP Basis of Review imposes a similar requirement; therefore, issuance of the ERP modification will document conformance with Policy C2.7.

Policy C2.8: Hardee County shall maintain and advertise its collection center for used oil and grease at the County landfill, and shall cooperate with the Florida Department of Environmental Protection to ensure the proper transfer and disposal of other small quantities of domestic, commercial and industrial hazardous waste.

Mining activities cannot occur within the South of 64 Parcels until after the approval of the applications for an MMSE and MMRP amendment by the Board of County Commissioners and other State and Federal permits. No hazardous wastes will be disposed within or discharged from the South of 64 Parcels. Small quantities of hazardous waste (e.g. lubricants and mineral spirits-based parts cleaners) will be managed by FDEP-licensed transporters and recycled or disposed of at appropriate permitted offsite facilities consistent with Policy C2.8.

Policy C2.9: Hardee County shall continue to implement procedures to prevent hazardous waste from being discharged to surface waters….

Mining activities cannot occur within the South of 64 Parcels until after the approval of the applications for an MMSE and MMRP amendment by the Board of County Commissioners and other State and Federal permits. No hazardous wastes will be disposed within or discharged from the South of 64 Parcels. Any use of hazardous materials will require storage within properly labeled containers and within secondary containment, where appropriate. Small quantities of hazardous waste (e.g. lubricants and mineral spirits-based parts cleaners) will be managed by FDEP-licensed transporters and recycled or disposed of at appropriate permitted offsite facilities consistent with Policy C2.9.

Objective C3: Hardee County shall continue to implement policies which conserve, appropriately use, and protect groundwater by regulating or restricting land uses may adversely impact groundwater.

Policy C3.2: The County shall solicit technical assistance from SWFWMD and cooperate in the acquisition of funding assistance to perform a detailed mapping study to determine cones of influence for public supply potable water wells….

There are no public supply wells on or within one mile of the South of 64 Parcels ensuring consistency with Policy C3.2.

Policy C3.3: Hardee County shall encourage year-round water conservation practices consistent with those adopted by the Southwest Florida Water Management District by adhering to its water restriction ordinance adopted in 1990, which provides for local enforcement of SWFWMD policies, as defined in Chapter 40D-21, F.A.C., or any

modification or derivative of this chapter which may be current at the time a water shortage or water shortage emergency is declared.

Please refer to the response to Policy S3.3 above.

Policy C3.4: At such time as the Southwest Florida Water Management District designates any prime recharge area in Hardee County, county land and water use approvals will protect designated recharge areas from incompatible activities or uses….

Please refer to the response to Policy S8.1 above.

Objective C4: Hardee County shall continue to implement policies and enforce land development regulations which provide for the appropriate use, conservation, and/or protection of minerals, soils, and native vegetative communities within the county.

Policy C4.1: Hardee County, through its mining ordinance and development of regional impact process required for all phosphate mining operations, shall provide for the conservation, appropriate use, and protection of areas suitable for extraction of phosphate rock. These provisions shall also protect other land uses from adverse effects of mining operations. This policy shall not be interpreted or applied in conflict with other policies adopted to protect identified environmentally sensitive natural resources.

Initial proprietary prospecting data, including soil borings, have confirmed that the South of 64 Parcels contains quality phosphate ore matrix in a quantity appropriate for mining. The proposed Overlay amendment seeks to extend the Overlay south across approximately 1,966 acres. The applications for an MMSE and MMRP amendment will be submitted in 2026, which will demonstrate minimization of any potential impacts to adjacent land uses and protection of identified environmentally sensitive natural resources, while allowing for the appropriate use of extraction of phosphate ore matrix, consistent with Policy C4.1 and ULDC Section 13.03.

Policy C4.4: Upon Plan adoption, Hardee County shall require that all development proposals be accompanied by evidence that an inventory of wetlands; soils posing severe limitations to construction; unique habitat; endangered species of wildlife and plants; significant historic structures and/or sites; and areas prone to periodic flooding has been conducted….

Mining activities cannot occur within the South of 64 Parcels until after the approval of the applications for an MMSE and MMRP amendment by the Board of County Commissioners and other State and Federal permits. Mosaic will be submitting the applications for an MMSE and MMRP amendment for the South of 64 Parcels in 2026. As part of these applications, detailed information regarding wetlands, soils, habitat, endangered species of wildlife and plants, significant historic structures and/or sites, and areas prone to flooding will be provided consistent with Policy C4.4. Currently 92% of the vegetative cover within the South of 64 Parcels has been

converted to pastures, groves and other agricultural uses. Upland native habitat exists on 0.9 percent, and native wetland habitats are limited to approximately 7%.

Policy C4.5: Hardee County shall encourage development activities to avoid natural wetland areas to the greatest extent feasible. Determination of potential impacts on wetlands shall consider the type, density, and intensity of proposed land use as well as the type, function, and quality of the wetland system.

Mining activities cannot occur within the South of 64 Parcels until after the approval of the applications for an MMSE and MMRP amendment by the Board of County Commissioners and other State and Federal permits. An Environmental Resource Permit (ERP) is required and will ensure compliance with Policy C4.5. The ERP modification described above will authorize construction of a stormwater management system and disturbance of certain wetlands and other surface waters (OSWs) subject to FDEP jurisdiction under Chapter 373, F.S., before any disturbance within the South of 64 Parcels can occur.

Objective C5: Hardee County shall maintain land development regulations that provide for the appropriate use, conservation, and/or protection of fisheries, wildlife, and wildlife habitat.

Policy C5.1: Hardee County, by regulation, shall restrict activities which would adversely affect the survival of any endangered and threatened wildlife known to inhabit the county. Such restrictions shall allow for on-site or off-site mitigation, as appropriate, and shall be applied or rescinded based on the status of the species.

Existing wildlife habitat within the South of 64 Parcels is limited. Currently 92% of the vegetative cover within the South of 64 Parcels has been converted to dairy, pastures, groves and other agricultural uses. Upland native habitat exists on 0.9 percent, and native wetland habitats are limited to approximately 7%. Consistent with past practices, Mosaic will conduct pre-clearing wildlife surveys for listed species prior to clearing land. Species-specific management practices, consistent with the USFWS and/or the FFWCC recommended practices where developed, will be utilized to protect threatened and/or endangered species identified during the pre-clearing surveys. These management activities will be coordinated with USFWS and FFWCC.

Policy C5.4: By September 1, 2011, Hardee County shall amend its Land Development Regulations to protect any natural reservations identified in the Recreation and Open Space Element from incompatible land uses or activities. Adjacent land uses shall be regulated, and potentially incompatible adjacent land uses shall require setbacks or be buffered, mitigated, or prohibited.

The South of 64 Parcels are not located adjacent or proximate to any Conservation or Recreation land use designations identified on the Future Land Use Map.

VII. Intergovernmental Coordination Element

Objectives of this Plan Element, along with the Policies established for each of these objectives, address the procedures Hardee County will implement to ensure that the Comprehensive Plan and levels of service established therein are consistent with similar plans adopted and implemented by other relevant local, regional, and state entities. None of these policies is directly applicable to the proposed Overlay amendment.

VIII. Economic Development Element

Policy E3.6: As part of the mining approval process mining interest shall coordinate with Hardee County to identify specific potential future land uses prior to mining to provide an effective reclamation land use planning phase.

Agriculture, manufacturing, recreation and housing have been identified as priority growth sectors.[1] In 2023, multiple growth scenarios were evaluated to ensure adequate land area was available to support the priority growth sectors. All growth scenarios were found to be compatible with the priority sectors as there is more than adequate land to accommodate the forecasted land use needed.

Mosaic will be submitting the application for an MMSE and MMRP amendment for the South of 64 Parcels in 2026. As part of these applications, detailed information regarding the reclamation land use and applicable support to the priority growth areas will be provided ensuring consistency with Policy E3.6.

Objective E5: At a minimum, sustain and improve the economic vitality and diversity of Hardee County through the development of efficient and effective reclamation land use planning and applicability, yielding, but not limited to agriculture, residential, commercial, industrial and recreation/open space type uses.

Policy E5.1: Hardee County shall require mining interests that participate in the annual mining review process to address these elements of economic development contained in the Policies of Objective E5. Additionally, prior to approval, modification or extension of any development order, permit or other County approval the applicant shall address the elements of economic development demonstrating how each mining operation and reclamation plan maximize and achieve economic development and diversity.

Mining activities cannot occur within the South of 64 Parcels until after the approval of the applications for an MMSE and MMRP amendment by the Board of County Commissioners and other State and Federal permits. Mosaic will be submitting the MMSE application and MMRP

[1] Hazen & Sawyer, June 23, 2023. Economic Evaluation of Alternative Growth Scenarios for Hardee County

amendment for the South of 64 Parcels in 2026. As part of these applications, a reclamation plan will be provided demonstrating consistency with Policy E5.1.

The forthcoming reclamation plan will ensure reclaimed lands can be converted into the priority growth areas to support future development and maximize sustainability.

Policy E5.5: All interests in the mining industry including but not limited to mining companies, banking, real estate sales and owners of land and governmental agencies shall be assembled into a working, perpetual ad hoc committee with the purpose of addressing the issues related to mining impacts and land use efficiency and suitability.

Mosaic is committed to continuing to partner with Hardee County to advance economic development in the County.

IX. Capital Improvements Element

Objective F2: Hardee County's concurrency management system shall require that public facilities needed to meet the established level of service for each public facility are provided concurrent with the impacts of development….

Policy F2.1: The County hereby adopts the concurrency management system as described within this element….

Additional demands on public facilities or services beyond those allowed by the current future land use cannot occur as a result of the proposed Overlay amendment; therefore, the Application is consistent with Policy F2.1. No improvements to existing state or local facilities or changes to facilities plans will be required by mining activities, mining operations and reclamation on the South of 64 Parcels

(iii) Objective F3: The Capital Improvements Element of this plan shall be the basis for determining the funding priority for capital facilities necessary to meet deficiencies, to accommodate future growth, and to replace obsolete or worn-out facilities.

Policy F3.1: Proposed development or redevelopment will be coordinated with state and regional agencies to consider whether the proposed action will affect state agencies' or water management districts' facilities plans.

Mining activities cannot occur within the South of 64 Parcels until after the approval of the applications for an MMSE and MMRP amendment by the Board of County Commissioners and other State and Federal permits. Mosaic will be submitting the applications for an MMSE and MMRP amendment for the South of 64 Parcels in 2026. These additional applications will ensure the coordination required by this Policy will occur.

Objective F4: If a proposed development will degrade one or more public facilities and services in unincorporated Hardee County to a level of service below that established in this

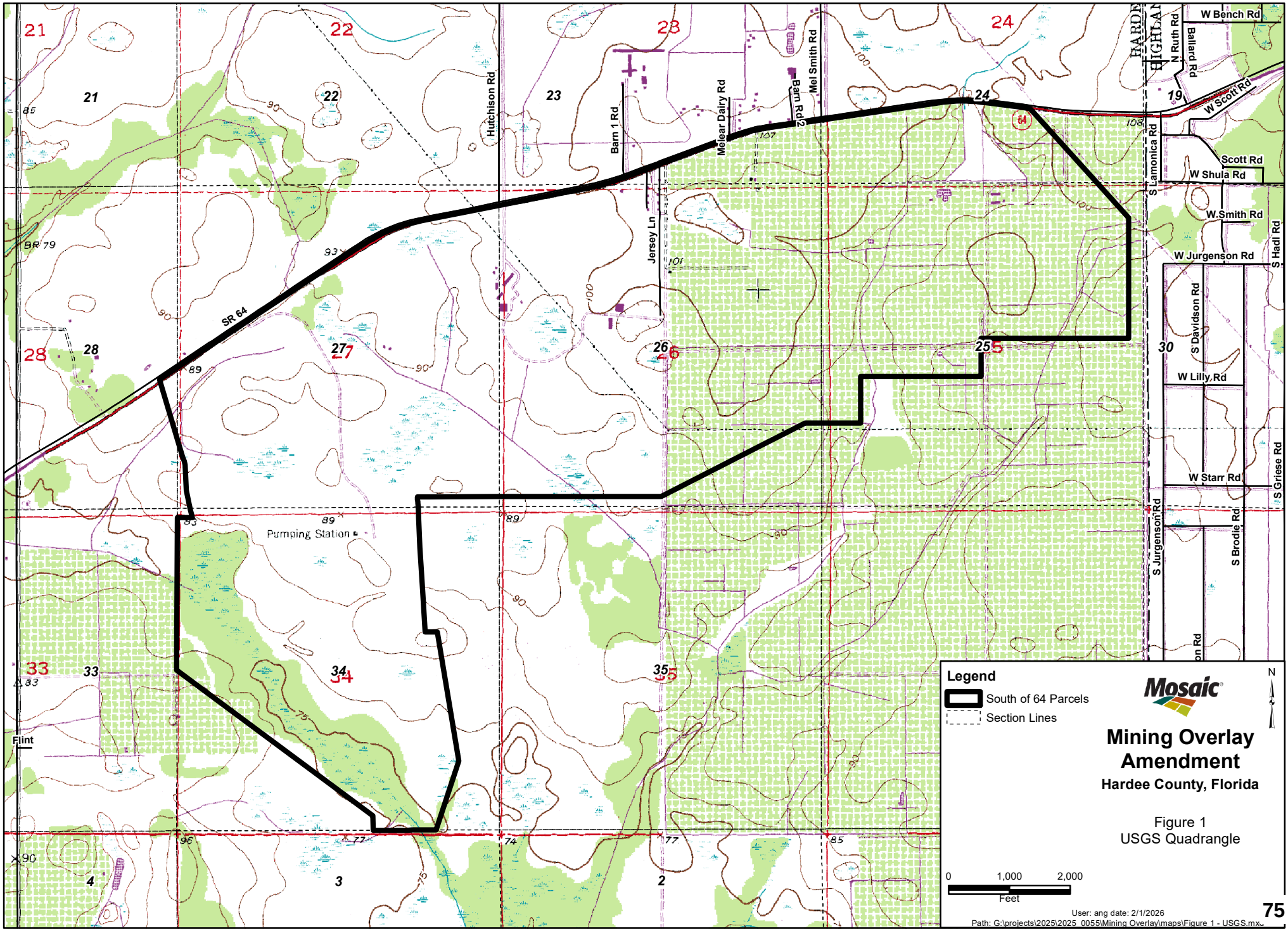
plan, the development shall bear the cost of maintaining the facility or service at the established level of service.

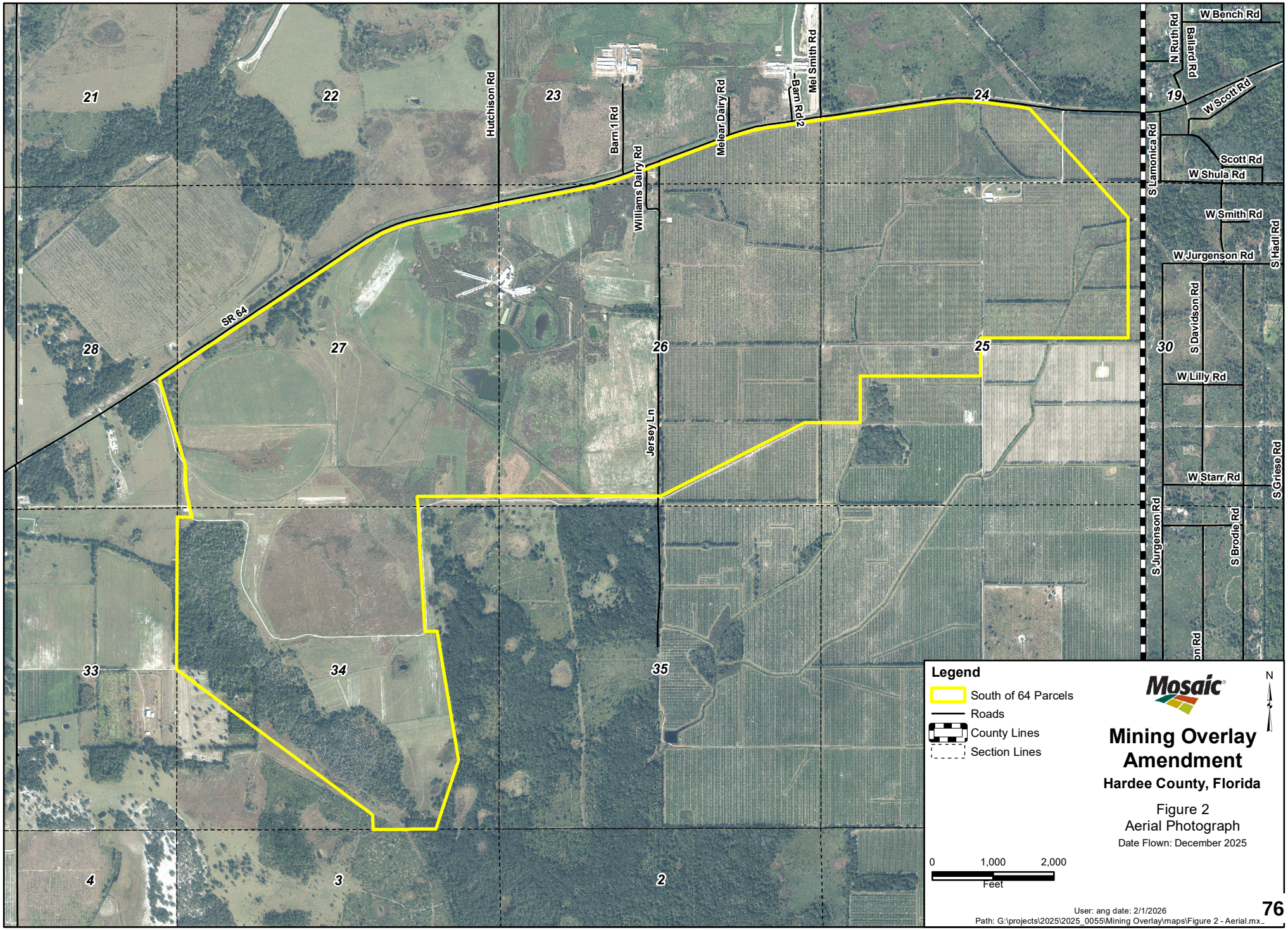
Policy F4.1: The County shall assess new development for necessary public facility improvements.

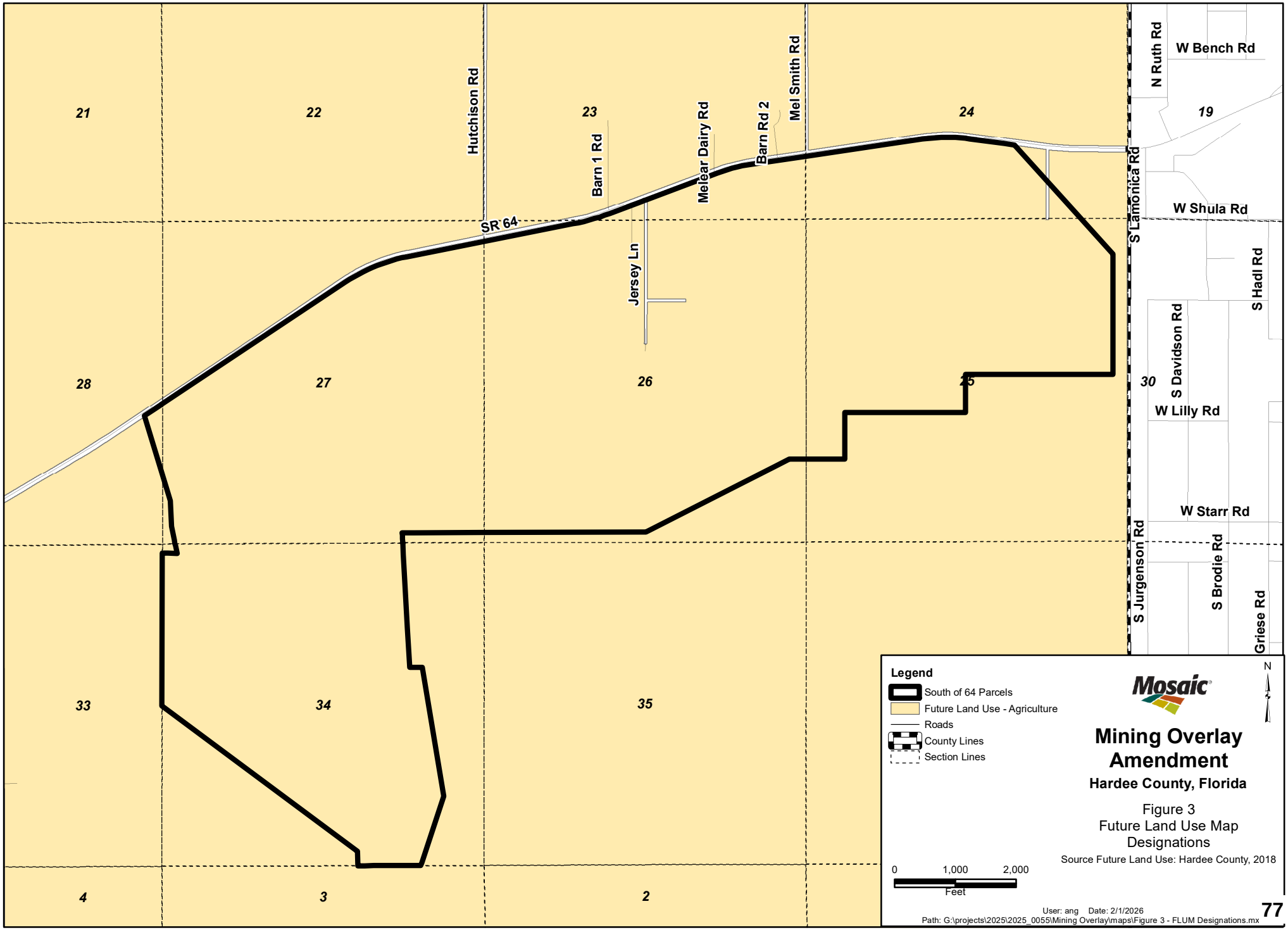
Public facility improvements are not required for the requested extension of the Overlay.

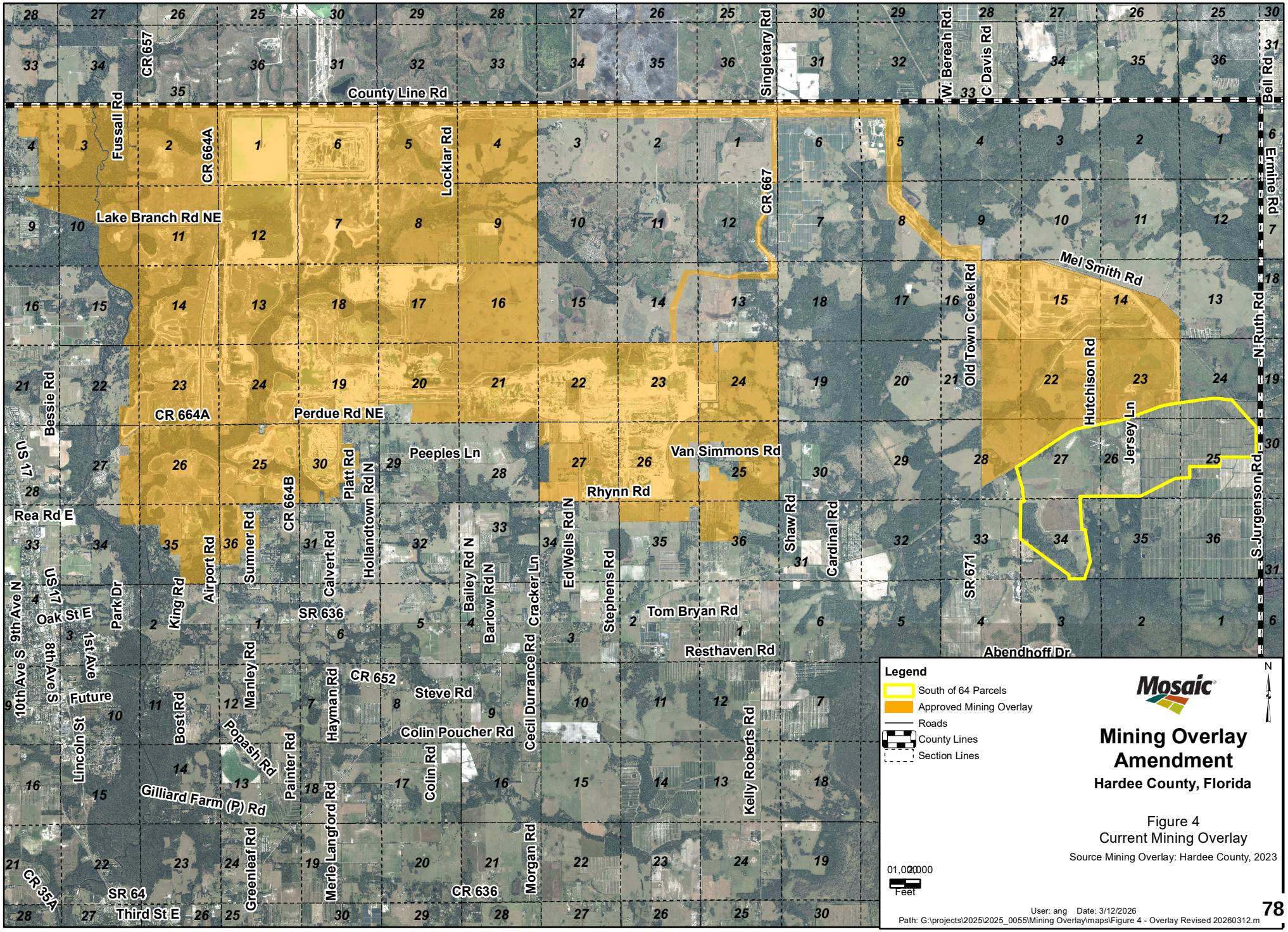
Additional demands on public facilities or services beyond those allowed by the current future land use cannot occur as a result of the proposed Overlay amendment ensuring consistency with Policy F4.1. The South of 64 Parcels will not require any public facility improvements.

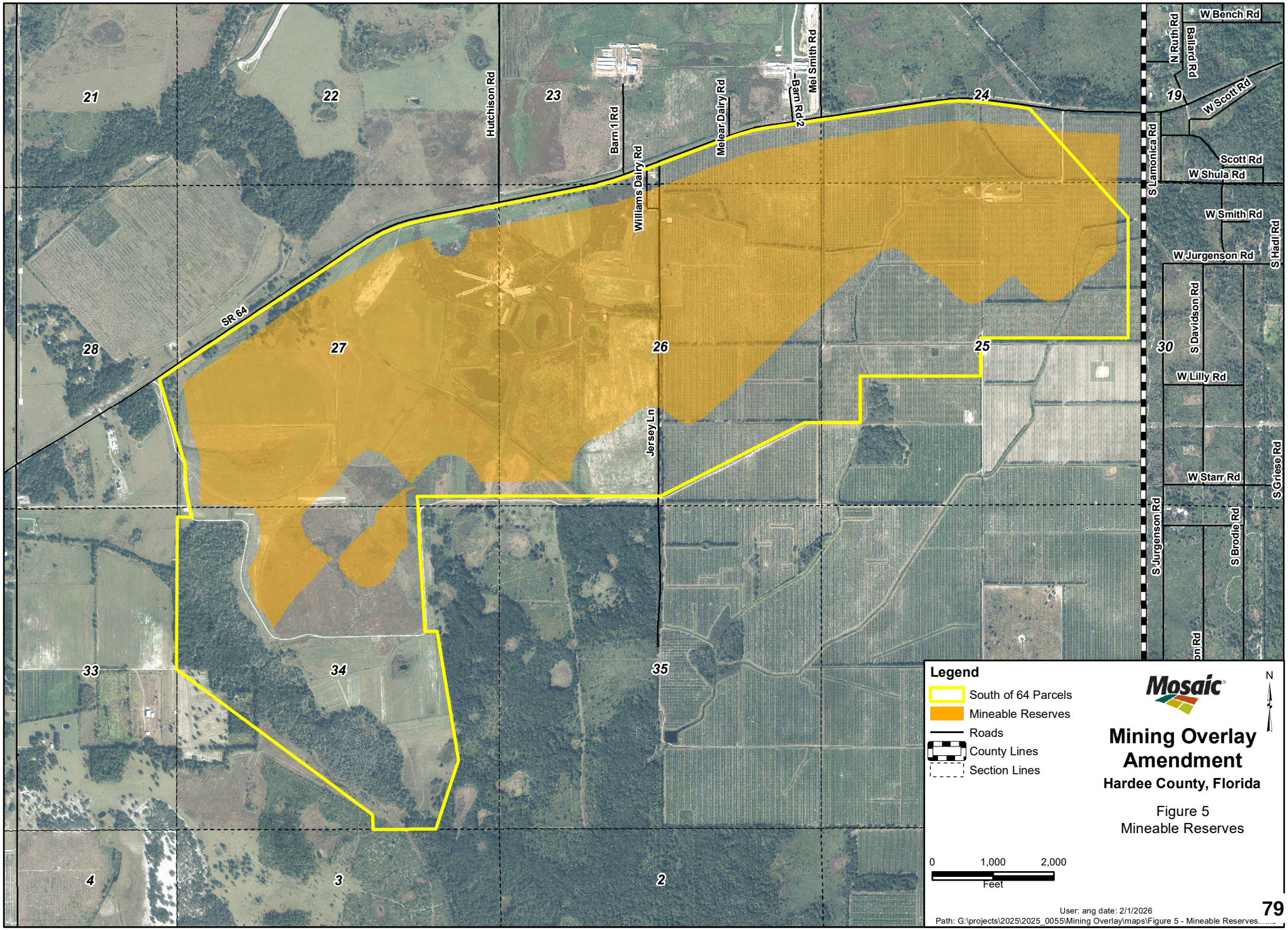
FIGURES

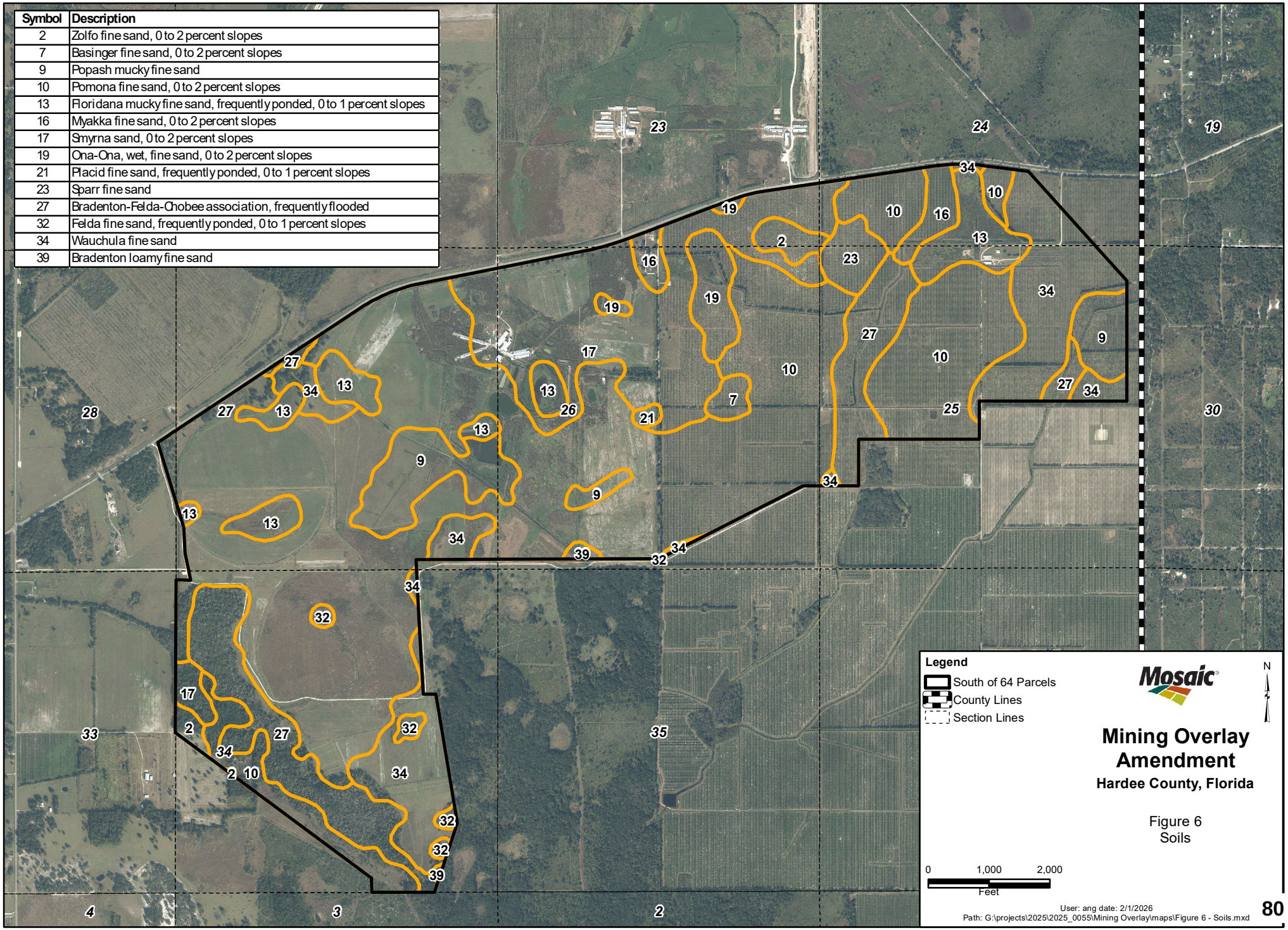

Legend
South of 64 Parcels
Section Lines
Mosaic
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Mining Overlay Amendment
Hardee County, Florida
Figure 1
USGS Quadrangle
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User: ang date: 2/1/2026
Path: G:\projects\2025\2025_0055\Mining Overlay\maps\Figure 1 - USGS.mxd
Pumping Station
Flint
SR 64
BR 79
Hutchison Rd
Barn 1 Rd
Barn Rd 2
Mel Smith Rd
Melear Dairy Rd
Jersey Ln
W Bench Rd
Ballard Rd
N Ruth Rd
W Scott Rd
S Lamonica Rd
Scott Rd
W Shula Rd
W.Smith Rd
S Hadl Rd
W Jurgenson Rd
S Davidson Rd
W Lilly Rd
W Starr Rd
S Griese Rd
S Jurgenson Rd
S Brodie Rd

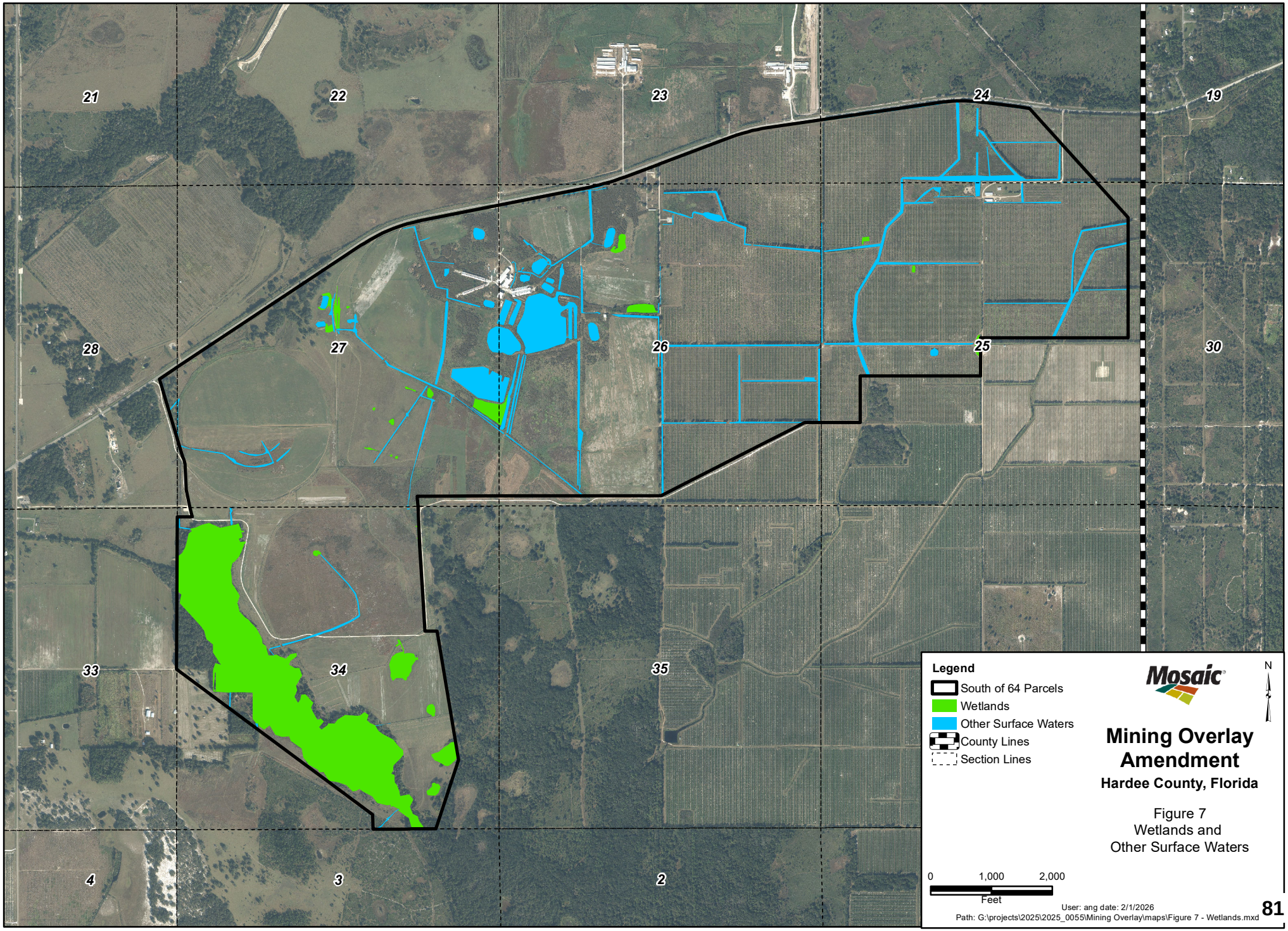

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Hutchison Rd
Barn 1 Rd
Williams Dairy Rd
Melear Dairy Rd
Barn Rd 2
Mel Smith Rd
Jersey Ln
SR 64
W Bench Rd
N Ruth Rd
Ballard Rd
W Scott Rd
S Lamonica Rd
Scott Rd
W Shula Rd
W Smith Rd
S Hadl Rd
W Jurgenson Rd
S Davidson Rd
W Lilly Rd
W Starr Rd
S Griese Rd
S Jurgenson Rd
S Brodie Rd
Legend
South of 64 Parcels
Roads
County Lines
Section Lines
Mosaic
N
Mining Overlay Amendment
Hardee County, Florida
Figure 2
Aerial Photograph
Date Flown: December 2025
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Path: G:\projects\2025\2025_0055\Mining Overlay\maps\Figure 2 - Aerial.mx_

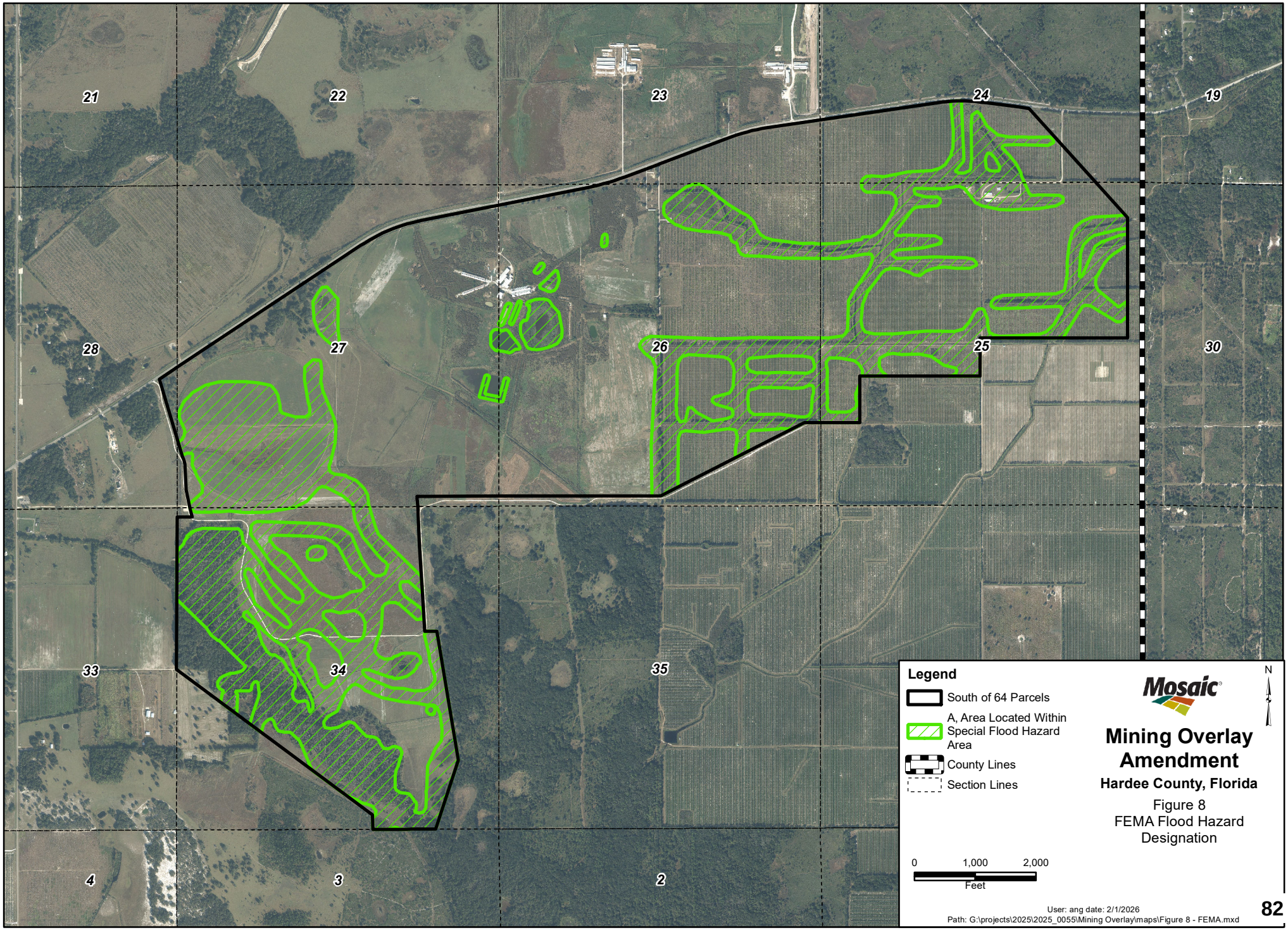

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Hutchison Rd
Barn 1 Rd
Melear Dairy Rd
Barn Rd 2
Mel Smith Rd
N Ruth Rd
W Bench Rd
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W Shula Rd
S Hadl Rd
S Davidson Rd
W Lilly Rd
W Starr Rd
S Jurgenson Rd
S Brodie Rd
Griese Rd
SR 64
Jersey Ln
Legend
South of 64 Parcels
Future Land Use - Agriculture
Roads
County Lines
Section Lines
Mosaic
N
Mining Overlay Amendment
Hardee County, Florida
Figure 3
Future Land Use Map Designations
Source Future Land Use: Hardee County, 2018
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County Line Rd
Lake Branch Rd NE
Perdue Rd NE
CR 664A
Peeples Ln
Van Simmons Rd
Rhynn Rd
Tom Bryan Rd
Resthaven Rd
Abendhoff Dr
Steve Rd
Colin Poucher Rd
Gilliard Farm (P) Rd
Future
SR 636
CR 652
CR 636
SR 64
Third St E
Oak St E
Rea Rd E
Mel Smith Rd
Jersey Ln
Hutchison Rd
Old Town Creek Rd
Singletary Rd
W. Bereah Rd.
C Davis Rd
Bell Rd
Emmine Rd
N Ruth Rd
S Jurgenson Rd
Fussell Rd
CR 657
CR 664A
Locklar Rd
CR 667
Bessie Rd
US 17
Airport Rd
Sumner Rd
CR 664B
Calvert Rd
Platt Rd
Hollandtown Rd N
Bailey Rd N
Barlow Rd N
Cracker Ln
Ed Wells Rd N
Stephens Rd
Shaw Rd
Cardinal Rd
SR 671
King Rd
Park Dr
Manley Rd
Bost Rd
Popash Rd
Painter Rd
Hayman Rd
Cecil Durrance Rd
Colin Rd
Kelly Roberts Rd
Morgan Rd
Merle Langford Rd
Greenleaf Rd
CR 35A
Lincoln St
10th Ave S
9th Ave N
8th Ave S
1st Ave
Legend
South of 64 Parcels
Approved Mining Overlay
Roads
County Lines
Section Lines
Mosaic
N
Mining Overlay Amendment
Hardee County, Florida
Figure 4
Current Mining Overlay
Source Mining Overlay: Hardee County, 2023
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Path: G:\projects\2025\2025_0055\Mining Overlay\maps\Figure 4 - Overlay Revised 20260312.m


Legend
South of 64 Parcels
Mineable Reserves
Roads
County Lines
Section Lines
Mosaic
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Mining Overlay Amendment
Hardee County, Florida
Figure 5
Mineable Reserves
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Path: G:\projects\2025\2025_0055\Mining Overlay\maps\Figure 5 - Mineable Reserves.....
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SR 64
Hutchison Rd
Barn 1 Rd
Williams Dairy Rd
Melear Dairy Rd
Barn Rd 2
Mel Smith Rd
Jersey Ln
W Bench Rd
N Ruth Rd
Ballard Rd
W Scott Rd
Scott Rd
W Shula Rd
S Lamonica Rd
W Smith Rd
S Hadl Rd
W Jurgenson Rd
S Davidson Rd
W Lilly Rd
W Starr Rd
S Griese Rd
S Jurgenson Rd
S Brodie Rd


Symbol | Description
2 | Zolfo fine sand, 0 to 2 percent slopes
7 | Basinger fine sand, 0 to 2 percent slopes
9 | Popash mucky fine sand
10 | Pomona fine sand, 0 to 2 percent slopes
13 | Floridana mucky fine sand, frequently ponded, 0 to 1 percent slopes
16 | Myakka fine sand, 0 to 2 percent slopes
17 | Smyrna sand, 0 to 2 percent slopes
19 | Ona-Ona, wet, fine sand, 0 to 2 percent slopes
21 | Placid fine sand, frequently ponded, 0 to 1 percent slopes
23 | Sparr fine sand
27 | Bradenton-Felda-Chobee association, frequently flooded
32 | Felda fine sand, frequently ponded, 0 to 1 percent slopes
34 | Wauchula fine sand
39 | Bradenton loamy fine sand
Legend
South of 64 Parcels
County Lines
Section Lines
Mosaic
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Mining Overlay Amendment
Hardee County, Florida
Figure 6
Soils
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Legend
South of 64 Parcels
Wetlands
Other Surface Waters
County Lines
Section Lines
Mosaic
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Mining Overlay Amendment
Hardee County, Florida
Figure 7
Wetlands and
Other Surface Waters
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Path: G:\projects\2025\2025_0055\Mining Overlay\maps\Figure 7 - Wetlands.mxd


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Legend
South of 64 Parcels
A, Area Located Within Special Flood Hazard Area
County Lines
Section Lines
Mosaic
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Mining Overlay Amendment
Hardee County, Florida
Figure 8
FEMA Flood Hazard Designation
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Path: G:\projects\2025\2025_0055\Mining Overlay\maps\Figure 8 - FEMA.mxd

TABLES

Table 1
Hardee County Property Appraiser
List of Parcel IDs

Parcel ID Number	Owner	Physical Address	Acreage
2333270000075200000	MOSAIC FERTILIZER LLC	9200 E ST RD 64	3.2
2333270000097800000	MOSAIC FERTILIZER LLC	E ST RD 64	46.0
2433270000031200000	MOSAIC FERTILIZER LLC	E ST RD 64	74.3
2433270000081200000	MOSAIC FERTILIZER LLC	E ST RD 64	34.1
2433270000097700000	MOSAIC FERTILIZER LLC	E ST RD 64	3.9
2533270000012200000	MOSAIC FERTILIZER LLC	9762 E ST RD 64	15.0
2533270000018100000	MOSAIC FERTILIZER LLC	E ST RD 64	40.0
2533270000024500000	MOSAIC FERTILIZER LLC	E ST RD 64	80.1
2533270000026700000	MOSAIC FERTILIZER LLC	E ST RD 64	27.0
2533270000028200000	MOSAIC FERTILIZER LLC	E ST RD 64	7.8
2533270000040200000	MOSAIC FERTILIZER LLC	E ST RD 64	7.6
2533270000050500000	MOSAIC FERTILIZER LLC	E ST RD 64	60.1
2533270000053200000	MOSAIC FERTILIZER LLC	E ST RD 64	5.0
2533270000062200000	MOSAIC FERTILIZER LLC	E ST RD 64	60.1
2533270000081200000	MOSAIC FERTILIZER LLC	E ST RD 64	36.7
2633270000068200000	MOSAIC FERTILIZER LLC	JERSEY LN	60.4
2633270000074400000	MOSAIC FERTILIZER LLC	221 JERSEY LN	27.3
2633270000074600000	MOSAIC FERTILIZER LLC	279 JERSEY LN	0.9
2633270000074800000	MOSAIC FERTILIZER LLC	JERSEY LN	67.8
2633270000087500000	MOSAIC FERTILIZER LLC	E ST RD 64	111.2
2733270000062200000	MOSAIC FERTILIZER LLC	E ST RD 64	196.7
2733270000075000000	MOSAIC FERTILIZER LLC	8798 E ST RD 64	267.5
27332708600000B0001	MOSAIC FERTILIZER LLC	E ST RD 64	4.2
3333270000099900000	MOSAIC FERTILIZER LLC	451 PARNELL RD	0.0
3433270000025200000	MOSAIC FERTILIZER LLC	457 PARNELL RD	15.0
3433270000100200000	MOSAIC FERTILIZER LLC	E ST RD 64	396.0
2833270200000010004	MOSAIC FERTILIZER LLC	8162 E ST RD 64	3.8
2633270000074200000	MOSAIC FERTILIZER LLC	8798 E ST RD 64	3.6
2633270000074200000	MOSAIC FERTILIZER LLC	8798 E ST RD 64	304.0

Note: Figure 4 illustrates the proposed Mining Overlay District amendment in its entirety.

Table 2
Description of Existing Soil Types

MAP No.	SOIL NAME	SOIL DESCRIPTION	SEASONAL HIGH WATER		PERMEABILITY		HYDROLOGIC SOIL GROUP	DEGREE AND KIND OF LIMITATIONS FOR PONDS AND EMBANKMENTS
			DEPTH (feet)	DURATION (months)	DEPTH (in)	RATE (in/hr)		
2	Zolfo fine sand	This is a somewhat poorly drained, nearly level soil on broad ridges and knolls on uplands. Typically, the surface layer is dark grayish brown fine sand about 7 inches thick. The subsurface layer is fine sand about 56 inches thick. It is grayish brown in the upper 21 inches, very pale brown in the middle 17 inches, and light brownish gray in the lower 18 inches. The subsoil is dark brown fine sand to a depth of 68 inches and black fine sand to a depth of 80 inches or more	2.0 - 3.5	June - Nov.	0 - 7 7 - 63 63 - 80	6.0 - 20 6.0 - 20 0.6 - 2.0	C	Severe: Seepage
7	Basinger fine sand	This is a poorly drained, nearly level soil in poorly defined drainage ways and sloughs in the flatwoods. Individual areas are irregular in shape and range from 5 to 25 acres. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is black and dark gray fine sand about 7 inches thick. The next layer is dark brown fine sand mixed with grayish brown fine sand to a depth of 24 inches. The substratum is brown fine sand to a depth of 30 inches and light gray fine sand to a depth of 80 inches.	0 - 1.0	June - Feb.	0 -14 14 - 30 30 - 80	>20 >20 >20	B/D	Severe: Seepage, Piping, Wetness.
8	Bradenton loamy fine sand	This is a poorly drained, nearly level soil along streams and rivers and on low-lying ridges and hammocks in flood plains. Individual areas are long and narrow, generally are adjacent to streams, and range from 5 to 20 acres in size. Typically, the surface layer is very dark gray loamy fine sand about 4 inches thick. The subsurface layer is fine sand to a depth of about 15 inches. The upper 7 inches is gray, and the lower 8 inches is grayish brown. The subsoil is light gray sandy clay loam about 21 inches thick. The substratum is light brownish gray sandy loam to a depth of 66 inches and light gray loamy sand to a depth of 80 inches.	0 - 1.0	June - Dec.	0 - 4 4 - 19 19 - 40 40 - 80	6.0 - 20 6.0 - 20 0.6 - 2.0	D	Severe: Seepage
9	Popash mucky fine sand	This is a nearly level, very poorly drained soil in intermittent ponds. Slopes are smooth to concave and are less than 1 percent. Typically, the surface layer is black. The upper 10 inches is mucky fine sand, and the lower 11 inches is fine sand. The subsurface layer is gray fine sand to a depth of 52 inches. The subsoil is light brownish gray sandy loam to a depth of 80 inches or more.	+2 -1.0	June - Mar.	0 - 10 10 - 21 21 - 52 52 - 80	6.0 - 20 6.0 - 20 6.0 - 20 <0.2	D	Severe: Seepage
10	Pomona fine sand	This is a nearly level, poorly drained soil in large areas on low ridges in the flatwoods. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is black fine sand about 3 inches thick. The subsurface layer is fine sand about 24 inches thick. The upper 7 inches is gray, and the lower 17 inches is light gray. The subsoil extends to a depth of 80 inches. The upper 8 inches is dark reddish brown fine sand coated with organic matter, the middle 22 inches is brown fine sand, and the lower 23 inches is gray fine sandy loam.	0 - 1.0	July - Sept.	0 - 3 3 - 27 27 - 46 46 - 57 57 - 80	6.0 - 20 6.0 - 20 0.6 - 2.0 6.0 - 20 0.2 - 6.0	B/D	Severe: Seepage
13	Floridana mucky fine sand, depressional	Nearly level, very poorly drained soil in wet depressions. Slopes are smooth to concave and are less than 2 percent. Typically, the surface layer is about 15 inches thick. The upper 4 inches is black, mucky fine sand and the lower 11 inches is very dark gray fine sand. The subsurface layer is gray fine sand to a depth of 32 inches. The subsoil is dark gray sandy clay loam to a depth of 44 inches and gray sandy loam to a depth of 80 inches or more. It has lenses	1	June - Feb.	0 - 15 15 - 32 32 - 80	6.0 - 20 6.0 - 20 <0.2	B/D	Severe: Ponding

Table 2
Description of Existing Soil Types

MAP No.	SOIL NAME	SOIL DESCRIPTION	SEASONAL HIGH WATER		PERMEABILITY		HYDROLOGIC SOIL GROUP	DEGREE AND KIND OF LIMITATIONS FOR PONDS AND EMBANKMENTS
			DEPTH (feet)	DURATION (months)	DEPTH (in)	RATE (in/hr)		
		and pockets of loamy fine sand and fine sand.						
16	Myakka fine sand	Nearly level, poorly drained soil in broad areas of flatwoods. The surface layer is very dark grayish brown fine sand about 6 inches thick. The subsurface layer is light gray fine sand to a depth of 21 inches. The subsoil is fine sand about 25 inches thick. The upper 4 inches is very dark gray, the next 5 inches is dark reddish brown, the next 10 inches is dark brown, and the lower 6 inches is brown. The substratum is pale brown and light brownish gray fine sand to a depth of 80 inches.	0 - 1.0	June - Nov.	0 - 20 20 - 33 33 - 80	6.0 - 20 0.6 - 6.0 6.0 - 20	B/D	Severe: Seepage, Piping, Wetness.
17	Smyrna sand	This is a nearly level, poorly drained soil in the flatwoods. Typically, the surface layer is very dark gray sand about 5 inches thick. The subsurface layer is light gray sand to a depth of 16 inches. The subsoil is organic-coated sand to a depth of 29 inches. The upper part is black, and the lower part is dark reddish brown and dark brown. Below the subsoil there is a light gray sand to depth of 48 inches and dark brown sand to a depth of 80 inches or more.	0 - 1.0	July - Oct.	0 - 16 16 - 24 24 - 80	6.0 - 20 0.6 - 6.0 6.0 - 20	B//D	Severe: Seepage, Piping, Wetness.
19	Ona fine sand	This is a poorly drained, nearly level soil in the flatwoods. The surface layer is black fine sand about 9 inches thick. The subsoil is dark reddish brown loamy fine sand to a depth of 16 inches. The substratum is fine sand to a depth of 80 inches or more. The upper 8 inches is brown, the next 18 inches is pale brown, the next 18 inches is light gray, and the lower 20 inches is brown. Permeability is moderate.	0 - 1.0	June - Nov.	0 - 9 9 - 16 16 - 80	6.0 - 20 0.6 - 2.0 6.0 -20	B/D	Severe: Seeping, Piping, Wetness.
21	Placid fine sand, depressional	This is a very poorly drained soil in wet depressions and in poorly defined drainage ways in the flatwoods. Typically, the surface layer is fine sand about 18 inches thick. It is black in the upper 6 inches and very dark gray in the lower 12 inches. The underlying material is grayish brown or light brownish gray fine sand to a depth of 80 inches or more. Permeability is rapid throughout.	+2 - 1.0	June - Mar.	0 - 18 18 - 80	6.0 - 20 6.0 - 20	B/D	Severe: Seeping, Piping, Ponding.
23	Sparr fine sand	This is a nearly level, somewhat poorly drained soil in seasonally wet, sandy areas on uplands. Slopes are smooth. Typically, the surface layer is dark grayish brown fine sand about 6 inches thick. The subsurface layer is yellowish brown to very pale brown fine sand to a depth of 60 inches. The subsoil to a depth of 80 inches or more is light gray sandy clay loam that has yellow mottles.	1.5-3.5	July-Oct.	0 - 6 6 - 60 60 - 67 67 - 80	6.0-20 6.0-20 0.6-2.0 0.6-2.0	C	Severe: Seepage
27	Bradenton-Felda-Chobee association, frequently flooded	Bradenton-Felda-Chobee association, frequently flooded. This association consists of poorly drained Bradenton and Felda soils and very poorly drained Chobee soils. The soils are in regular and repeating patterns along streams and rivers throughout the county. Most areas are long and narrow and are adjacent to the Peace River. Felda and Bradenton soils are in the higher places, and Chobee soils are in the lower places. The soils are subject to frequent flooding. Bradenton soils have a surface layer of dark gray loamy fine sand about 6 inches thick. The subsurface layer is grayish brown fine sand about 10 inches	Bradenton 0-1.0	June-Dec.	0 - 6 6 - 16 16 - 80	6.0-20 6.0-20 0.6-2.0	D	Severe: Seepage, Piping, Wetness.

Table 2
Description of Existing Soil Types

MAP No.	SOIL NAME	SOIL DESCRIPTION	SEASONAL HIGH WATER		PERMEABILITY		HYDROLOGIC SOIL GROUP	DEGREE AND KIND OF LIMITATIONS FOR PONDS AND EMBANKMENTS
			DEPTH (feet)	DURATION (months)	DEPTH (in)	RATE (in/hr)		
		thick. The subsoil is light brownish gray sandy clay loam about 13 inches thick. The substratum is gray sandy clay loam to a depth of 80 inches. Permeability is moderate. Felda soils have a surface layer of black fine sand about 5 inches thick. The subsurface layer is fine sand about 21 inches thick. In the upper 5 inches it is grayish brown, and in the lower 16 inches it is light gray. The subsoil is sandy loam about 22 inches thick. In the upper 10 inches it is gray, and in the lower 12 inches it is grayish brown. The substratum is light gray fine sand to a depth of 80 inches. Permeability is moderate to moderately rapid. Chobee soils have a surface layer of black fine sandy loam about 8 inches thick. The subsoil is sandy clay loam about 47 inches thick. It is black in the upper 10 inches and very dark gray in the lower 37 inches. The substratum is gray loamy fine sand to a depth of 80 inches. Permeability is slow or very slow.	Felda 0-1.0 Chobee 0-1.0	July-Mar. June-Feb.	0 - 8 8 - 55 55 - 80 0 - 26 26 - 48 48 - 80	6.0-20 0.6-6.0 6.0-20 2.0-6.0 <0.2 0.2-6.0	B/D B/D	Severe: Seepage, Piping, Wetness. Severe: Wetness.
32	Felda fine sand, depressional	This is a nearly level, poorly drained soil in depressions. Typically, the surface layer is black fine sand about 5 inches thick. The subsurface layer is fine sand to a depth of about 26 inches. The upper 5 inches is grayish brown, and the lower 16 inches is light gray. The subsoil is sandy loam about 22 inches thick. The upper 10 inches is gray, and the lower 12 inches is grayish brown. The substratum is light gray fine sand to a depth of 80 inches.	+2-1.0	June-Dec.	0 - 26 26 - 48 48 - 80	6.0-20 0.6-6.0 6.0-20	D	Severe: Seepage, Piping, Ponding.
34	Wauchula fine sand	This is a nearly level, poorly drained soil in broad, low areas in the flatwoods. Typically, the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer is gray or light gray fine sand to a depth of 22 inches. The subsoil extends to a depth of 80 inches. The upper 12 inches is dark reddish brown fine sand, the next 4 inches is yellowish brown fine sand, the next 12 inches is grayish brown sandy clay loam, and the lower 30 inches is greenish gray loamy fine sand.	0-1.0	June-Feb.	0 - 6 6 - 22 22 - 34 34 - 38 38 - 50 50 - 80	6.0-20 6.0-20 0.2-6.0 2.0-6.0 0.06-0.6 0.06-0.6	B/D	Severe: Piping, Wetness.

Source: USDA SCS 1984 Soil Survey, Hardee County.

Table 3
Wildlife Species Observed Onsite

Common Name	Scientific Name	Federal Status*	State Status*	Frequency of Observance
American coot	*Fulica americana*	N	N	Occasional
American crow	*Corvus brachyrhynchos*	N	N	Common
American kestrel	*Falco sparverius*	N	N	Common
Barred owl	*Strix varia*	N	N	Rare
Black-bellied whistling duck	*Dendrocygna autumnalis*	N	N	Common
Black-crowned night heron	*Nycticorax nycticorax*	N	N	Rare
Black-necked stilt	*Himantopus mexicanus*	N	N	Occasional
Black racer	*Coluber constrictor*	N	N	Occasional
Black vulture	*Coragyps atratus*	N	N	Common
Blue jay	*Cyanocitta cristata*	N	N	Occasional
Blue-winged teal	*Spatula discors*	N	N	Occasional
Boat-tailed grackle	*Quiscalus major*	N	N	Common
Bobwhite quail	*Colinus virginianus*	N	N	Occasional
Brown anole	*Anolis sagrei*	N	N	Common
Carolina wren	*Thryothorus ludovicianus*	N	N	Common
Cattle egret	*Bubulcus ibis*	N	N	Common
Chimney swift	*Chaetura pelagica*	N	N	Occasional
Chorus frog	*Pseudacris nigrita*	N	N	Occasional
Common cooter	*Pseudemys floridana*	N	N	Occasional
Common gallinule	*Gallinula galeata*	N	N	Occasional
Common ground dove	*Columbina passerina*	N	N	Occasional
Crested caracara	*Caracara cheriway*	T	T	Rare
Cuban treefrog	*Osteopilus septentrionalis*	N	N	Occasional
Double crested cormorant	*Phalacrocorax auritus*	N	N	Rare
Eastern gray squirrel	*Sciurus carolinensis*	N	N	Common
Eastern towhee	*Pipilo erythrophthalmus*	N	N	Rare
Feral hog (wild boar)	*Sus scrofa*	N	N	Occasional
Fish crow	*Corvus ossifragus*	N	N	Occasional
Florida burrowing owl	*Athene cunicularia floridana*	N	T	Rare
Florida sandhill crane	*Grus canadensis*	N	T	Occasional
Glossy ibis	*Plegadis falcinellus*	N	N	Rare
Gray catbird	*Dumetella carolinensis*	N	N	Rare
Great blue heron	*Ardea herodias*	N	N	Occasional
Great crested flycatcher	*Myiarchus crinitis*	N	N	Rare
Great egret	*Ardea alba*	N	N	Common
Green heron	*Butorides virescens*	N	N	Rare
Green anole	*Anolis carolinensis*	N	N	Common

Table 3
Wildlife Species Observed Onsite

Common Name	Scientific Name	Federal Status*	State Status*	Frequency of Observance
Green treefrog	*Hyla cinerea*	N	N	Rare
Hooded merganser	*Lophodites cucullatus*	N	N	Occasional
Killdeer	*Charadrius vociferous*	N	N	Occasional
Lesser yellowlegs	*Tringa flavipes*	N	N	Rare
Little blue heron	*Egretta caerulea*	N	T	Occasional
Limpkin	*Aramus guarauna*	N	N	Occasional
Loggerhead shrike	*Lanius ludovicianus*	N	N	Rare
Meadowlark	*Sturnella magna*	N	N	Common
Mottled duck	*Anas fulvigula*	N	N	Occasional
Mourning dove	*Zenaida macroura*	N	N	Common
Nine-banded armadillo	*Dasypus novemcinctus*	N	N	Common
Northern bobwhite	*Colinus virginianus*	N	N	Occasional
Northern cardinal	*Cardinalis cardinalis*	N	N	Occasional
Northern flicker	*Colaptes auratus*	N	N	Rare
Northern harrier	*Circus cyaneus*	N	N	Rare
Northern mockingbird	*Mimus polyglottos*	N	N	Common
Osprey	*Pandion halietus*	N	N	Occasional
Palm warbler	*Setophaga palmarum*	N	N	Occasional
Pileated woodpecker	*Dryocopus pileatus*	N	N	Occasional
Pig frog	*Rana grylio*	N	N	Occasional
Pocket gopher	*Geomys pinetis*	N	N	Occasional
Raccoon	*Procyon lotor*	N	N	Occasional
Red-bellied woodpecker	*Melanerpes carolinus*	N	N	Occasional
Red-shouldered hawk	*Buteo lineatus*	N	N	Common
Red-winged blackbird	*Agelaius phoeniceus*	N	N	Common
Savannah sparrow	*Passerculus sandwichensis*	N	N	Occasional
Snowy egret	*Egretta thula*	N	N	Rare
Song sparrow	*Melospiza melodia*	N	N	Occasional
Southeastern American kestrel	*Falco sparverius paulus*	N	T	Occasional
Southern cricket frog	*Acris gryllus gryllus*	N	N	Common
Southern toad	*Anaxyrus terrestris*	N	N	Rare
Swallow-tailed kite	*Elanoides forficatus*	N	N	Rare
Tricolored bat	*Perimyotis subflavus*	C	N	Rare
Turkey vulture	*Cathartes aura*	N	N	Common
Water moccasin (cottonmouth)	*Agkistrodon piscivorus*	N	N	Occasional
White ibis	*Eudocimus albus*	N	N	Common
White-eyed vireo	*Vireo griseus*	N	N	Occasional

Table 3
Wildlife Species Observed Onsite

Common Name	Scientific Name	Federal Status*	State Status*	Frequency of Observance
White-tailed deer	*Odocoileus virginianus*	N	N	Occasional
Wild turkey	*Meleagris gallopavo*	N	N	Occasional
Wood stork	*Mycteria americana*	T	T	Rare

*Notes:
E = Endandered
T = Threatened
T(S/A) = Threatened due to Similarity of Appearance (in this case, with the American crocodile)
C = Candidate
N = None
**Protected under the Bald and Golden Eagle Protection Act
***Not a direct observation (calls heard)

Source: Flatwoods, 2025.

APPENDIX A

LEGAL DESCRIPTION
SOUTH OF 64 PARCELS

That part of Sections That part of Sections 23, 24, 25, 26, 27, 28, 33, & 34, Township 33 South, Range 27 East, Hardee County, Florida Described as follows:

Section 23: All that part lying South of State Road 64.

Section 24: That part of Section 24 described as follows:
Begin at the SW corner of said Section 24, for the POINT OF BEGINNING for Section 24; thence N 00°12'21" W, along the West boundary of Section 24 a distance of 1,039.38 feet; thence N 81°38'38" E, 1,942.18 feet; thence N 82°26'37" E, 78.60 feet; thence N 84°02'38" E, 78.60 feet; thence N 85°38'38" E, 78.60 feet; thence N 87°14'38" E, 78.60 feet; thence N 88°50'38" E, 78.60 feet; thence S 89°33'22" E, 78.60 feet; thence S 87°57'22" E, 78.60 feet; thence S 86°21'23" E, 78.60 feet; thence S 84°45'22" E, 78.60 feet; thence S 83°09'22" E, 78.60 feet; thence S 82°21'22" E, 742.90 feet; thence S 42°02'04" E, 1,503.03 feet; thence S 42°02'57" E, 135.63 feet to the South boundary of said Section 24; thence S 89°51'58" W, along said boundary 4,534.85 feet to the POINT OF BEGINNING for Section 24.

Parcel contains 112.801 acres more or less.

Section 25: That part of Section 25 described as follows:
Begin at the NW corner of said Section 25, for the POINT OF BEGINNING for Section 25; thence N 89°51'58" E, along the North boundary of Section 25 a distance of 4,534.85 feet; thence S 42°02'57" E, 781.83 feet; thence S 00°03'27" W, 1,780.96 feet; thence S 00°03'28" W, 195.89 feet; thence S 90°00'00" W, 2,426.38 feet; thence S 00°00'00" E, 99.95 feet; thence S 00°00'45" E, 527.83 feet; thence S 90°00'00" W, 1,983.84 feet; thence S 00°00'00" E, 765.63 feet; thence S 89°45'29" W, 640.73 feet to the West boundary of said Section 25; thence N 00°04'57" W, along said boundary 3,942.93 feet to the POINT OF BEGINNING for Section 25.

Parcel contains 341.928 acres more or less.

Section 26: That part of Section 26 described as follows:
Begin at the NE corner of said Section 26, for the POINT OF BEGINNING for Section 26; thence S 00°04'57" E, along the East boundary of Section 26 a distance of 3,942.93 feet; thence S 89°45'29" W, 178.42 feet; thence S 89°45'28" W, 94.07 feet; thence S 63°03'33" W, 2,576.27 feet; thence S 63°03'32" W, 74.27 feet; thence S 89°56'04" W, 11.45 feet; thence S 89°56'10" W, 20.00 feet; thence S 89°56'07" W, 2,598.89 feet; thence S 89°43'36" W, 29.54 feet to the West boundary of said Section 26; thence N 00°03'49" W, along said boundary 4,784.92 feet; thence N 78°47'28" E, 1,499.00 feet; thence N 78°07'34" E, 89.86 feet; thence N 76°47'43" E, 89.86 feet; thence N 75°42'16" E, 57.50 feet to the North boundary of said Section 26; thence N 89°40'19" E, along said boundary 931.32 feet to the N 1/4 corner of Section 26; thence N 89°42'55" E, along the North boundary of Section 26 a distance of 2,662.07 feet to the POINT OF BEGINNING for Section 26.

Parcel contains 577.189 acres more or less.

Section 27: That part of Section 27 described as follows:
Commence at the SW corner of said Section 27; thence N 89°42'23" E along the South boundary of Section 27, a distance of 207.76 feet to the POINT OF BEGINNING for Section 27; thence N 13°04'16" W, 10.47 feet; thence N 09°01'14" W, 60.71 feet; thence N 11°55'57" W, 228.20 feet; thence N 02°43'34" W, 420.50 feet; thence N 16°52'36" W, 442.28 feet to the West boundary of said Section 27; thence N 00°00'53" E, along said boundary 1,176.44 feet; thence N 56°25'28" E, 3,615.22 feet; thence N 57°17'06" E, 84.52 feet; thence N 59°00'19" E, 84.52 feet; thence N 60°43'33" E, 84.52 feet; thence N 62°26'47" E, 84.52 feet; thence N 64°10'00" E, 84.52 feet; thence N 65°53'15" E, 84.52 feet; thence N 67°36'29" E, 84.52 feet; thence N 69°19'42" E, 84.52 feet; thence N 71°02'56" E, 84.52 feet; thence N 72°46'10" E, 84.52 feet; thence N 74°29'24" E, 84.52 feet; thence N 76°12'38" E, 84.52 feet; thence N 77°55'51" E, 84.52 feet; thence N 78°47'28" E, 1,291.43 feet to the East boundary of said Section 27; thence S 00°03'49" E, along said boundary 4,784.92 feet; thence S 89°43'36" W, 1,313.46 feet; thence S 89°12'12" W, 35.02 feet; thence S 02°39'57" E, 43.22 feet; thence S 06°55'08" E, 35.24 feet; thence S 02°39'55" E, 21.52 feet; thence S 02°39'58" E, 69.31 feet to the South boundary of said Section 27; thence S 89°43'17" W, along said boundary 1,307.71 feet to the S 1/4 corner of Section 27; thence S 89°42'23" W, along the South boundary of Section 27 a distance of 2,440.87 feet to the POINT OF BEGINNING for Section 27.

Parcel contains 466.329 acres more or less.

Section 28: That part of Section 28 described as follows:
Commence at the SE corner of said Section 28; thence N 00°00'53" E along the East boundary of Section 28, a distance of 1,137.74 feet to the POINT OF BEGINNING for Section 28; thence N 16°52'36" W, 1,023.14 feet; thence N 56°25'28" E, 205.48 feet; thence N 56°25'29" E, 97.43 feet; thence N 56°25'27" E, 29.85 feet; thence N 56°25'29" E, 24.12 feet to the East boundary of said Section 28; thence S 00°00'53" W, along said boundary 1,176.44 feet to the POINT OF BEGINNING for Section 28.

Parcel contains 4.014 acres more or less.

Section 33: That part of Section 33 described as follows:
Commence at the NE corner of said Section 33; thence S 00°06'44" W along the East boundary of Section 33, a distance of 148.33 feet to the POINT OF BEGINNING for Section 33; thence S 00°06'44" W, 2,516.95 feet; thence N 53°24'49" W, 10.12 feet; thence N 00°17'53" E, 2,510.94 feet to the POINT OF BEGINNING for Section 33.

Parcel contains 0.235 acres more or less.

Section 34: That part of Section 34 described as follows:
Commence at the NW corner of said Section 34; thence N 89°42'23" E along the North boundary of Section 34, a distance of 207.76 feet to the POINT OF BEGINNING for Section 34; thence continue N 89°42'23" E, along said North boundary 2,440.87 feet to the N 1/4 corner of Section 34; thence N 89°43'17" E, along the North boundary of Section 34 a distance of 1,307.71 feet; thence S 02°39'58" E, 666.50 feet; thence S 03°25'18" E, 724.68 feet; thence S 03°22'48" E, 659.74 feet; thence N 90°00'00" E, 206.12 feet; thence S 09°28'07" E, 2,150.22 feet; thence S 18°18'06" W, 1,150.77 feet; thence S 18°18'07" W, 46.92 feet; thence S 89°48'27" W, 476.88 feet; thence S 89°48'26" W, 25.34 feet; thence S 89°48'27" W, 178.28 feet; thence S 89°48'25" W, 21.73 feet; thence S 89°48'27" W, 222.11 feet; thence S 89°48'27" W, 109.03 feet; thence N 01°58'45" W, 236.30 feet; thence N 53°24'49" W, 4,006.30 feet to the West boundary of said Section 34; thence N 00°06'44" E, along said boundary 2516.95 feet; thence N 90°00'00" E, 15.46 feet; thence S 89°39'34" E, 227.59 feet; thence N 13°04'16" W, 154.76 feet to the POINT OF BEGINNING for Section 34.

Parcel contains 414.687 acres more or less.

EXHIBIT A

DESCRIPTION: Mine Boundary

That part of Sections 23, 24, 25, 26, 27, 28, 33, & 34, Township 33 South, Range 27 East, Hardee County, Florida Described as follows:

Section 23: All that part lying South of State Road 64.

Section 24: That part of Section 24 described as follows:

Begin at the SW corner of said Section 24, for the POINT OF BEGINNING for Section 24; thence N 00°12'21" W, along the West boundary of Section 24 a distance of 1,039.38 feet; thence N 81°38'38" E, 1,942.18 feet; thence N 82°26'37" E, 78.60 feet; thence N 84°02'38" E, 78.60 feet; thence N 85°38'38" E, 78.60 feet; thence N 87°14'38" E, 78.60 feet; thence N 88°50'38" E, 78.60 feet; thence S 89°33'22" E, 78.60 feet; thence S 87°57'22" E, 78.60 feet; thence S 86°21'23" E, 78.60 feet; thence S 84°45'22" E, 78.60 feet; thence S 83°09'22" E, 78.60 feet; thence S 82°21'22" E, 742.90 feet; thence S 42°02'04" E, 1,503.03 feet; thence S 42°02'57" E, 135.63 feet to the South boundary of said Section 24; thence S 89°51'58" W, along said boundary 4,534.85 feet to the POINT OF BEGINNING for Section 24.

Parcel contains 112.801 acres more or less.

Section 25: That part of Section 25 described as follows:

Begin at the NW corner of said Section 25, for the POINT OF BEGINNING for Section 25; thence N 89°51'58" E, along the North boundary of Section 25 a distance of 4,534.85 feet; thence S 42°02'57" E, 781.83 feet; thence S 00°03'27" W, 1,780.96 feet; thence S 00°03'28" W, 195.89 feet; thence S 90°00'00" W, 2,426.38 feet; thence S 00°00'00" E, 99.95 feet; thence S 00°00'45" E, 527.83 feet; thence S 90°00'00" W, 1,983.84 feet; thence S 00°00'00" E, 765.63 feet; thence S 89°45'29" W, 640.73 feet to the West boundary of said Section 25; thence N 00°04'57" W, along said boundary 3,942.93 feet to the POINT OF BEGINNING for Section 25.

Parcel contains 341.928 acres more or less.

Section 26: That part of Section 26 described as follows:

Begin at the NE corner of said Section 26, for the POINT OF BEGINNING for Section 26; thence S 00°04'57" E, along the East boundary of Section 26 a distance of 3,942.93 feet; thence S 89°45'29" W, 178.42 feet; thence S 89°45'28" W, 94.07 feet; thence S 63°03'33" W, 2,576.27 feet; thence S 63°03'32" W, 74.27 feet; thence S 89°56'04" W, 11.45 feet; thence S 89°56'10" W, 20.00 feet; thence S 89°56'07" W, 2,598.89 feet; thence S 89°43'36" W, 29.54 feet to the West boundary of said Section 26; thence N 00°03'49" W, along said boundary 4,784.92 feet; thence N 78°47'28" E, 1,499.00 feet; thence N 78°07'34" E, 89.86 feet; thence N 76°47'43" E, 89.86 feet;

thence N 75°42'16" E, 57.50 feet to the North boundary of said Section 26; thence N 89°40'19" E, along said boundary 931.32 feet to the N 1/4 corner of Section 26; thence N 89°42'55" E, along the North boundary of Section 26 a distance of 2,662.07 feet to the POINT OF BEGINNING for Section 26.

Parcel contains 577.189 acres more or less.

Section 27: That part of Section 27 described as follows:

Commence at the SW corner of said Section 27; thence N 89°42'23" E along the South boundary of Section 27, a distance of 207.76 feet to the POINT OF BEGINNING for Section 27; thence N 13°04'16" W, 10.47 feet; thence N 09°01'14" W, 60.71 feet; thence N 11°55'57" W, 228.20 feet; thence N 02°43'34" W, 420.50 feet; thence N 16°52'36" W, 442.28 feet to the West boundary of said Section 27; thence N 00°00'53" E, along said boundary 1,176.44 feet; thence N 56°25'28" E, 3,615.22 feet; thence N 57°17'06" E, 84.52 feet; thence N 59°00'19" E, 84.52 feet; thence N 60°43'33" E, 84.52 feet; thence N 62°26'47" E, 84.52 feet; thence N 64°10'00" E, 84.52 feet; thence N 65°53'15" E, 84.52 feet; thence N 67°36'29" E, 84.52 feet; thence N 69°19'42" E, 84.52 feet; thence N 71°02'56" E, 84.52 feet; thence N 72°46'10" E, 84.52 feet; thence N 74°29'24" E, 84.52 feet; thence N 76°12'38" E, 84.52 feet; thence N 77°55'51" E, 84.52 feet; thence N 78°47'28" E, 1,291.43 feet to the East boundary of said Section 27; thence S 00°03'49" E, along said boundary 4,784.92 feet; thence S 89°43'36" W, 1,313.46 feet; thence S 89°12'12" W, 35.02 feet; thence S 02°39'57" E, 43.22 feet; thence S 06°55'08" E, 35.24 feet; thence S 02°39'55" E, 21.52 feet; thence S 02°39'58" E, 69.31 feet to the South boundary of said Section 27; thence S 89°43'17" W, along said boundary 1,307.71 feet to the S 1/4 corner of Section 27; thence S 89°42'23" W, along the South boundary of Section 27 a distance of 2,440.87 feet to the POINT OF BEGINNING for Section 27.

Parcel contains 466.329 acres more or less.

Section 28: That part of Section 28 described as follows:

Commence at the SE corner of said Section 28; thence N 00°00'53" E along the East boundary of Section 28, a distance of 1,137.74 feet to the POINT OF BEGINNING for Section 28; thence N 16°52'36" W, 1,023.14 feet; thence N 56°25'28" E, 205.48 feet; thence N 56°25'29" E, 97.43 feet; thence N 56°25'27" E, 29.85 feet; thence N 56°25'29" E, 24.12 feet to the East boundary of said Section 28; thence S 00°00'53" W, along said boundary 1,176.44 feet to the POINT OF BEGINNING for Section 28.

Parcel contains 4.014 acres more or less.

Section 33: That part of Section 33 described as follows:

Commence at the NE corner of said Section 33; thence S 00°06'44" W along the East boundary of Section 33, a distance of 148.33 feet to the POINT OF BEGINNING for Section 33; thence S 00°06'44" W, 2,516.95 feet; thence N 53°24'49" W, 10.12 feet; thence N 00°17'53" E, 2,510.94 feet to the POINT OF BEGINNING for Section 33.

Parcel contains 0.235 acres more or less.

Section 34: That part of Section 34 described as follows:

Commence at the NW corner of said Section 34; thence N 89°42'23" E along the North boundary of Section 34, a distance of 207.76 feet to the POINT OF BEGINNING for Section 34; thence continue N 89°42'23" E, along said North boundary 2,440.87 feet to the N 1/4 corner of Section 34; thence N 89°43'17" E, along the North boundary of Section 34 a distance of 1,307.71 feet; thence S 02°39'58" E, 666.50 feet; thence S 03°25'18" E, 724.68 feet; thence S 03°22'48" E, 659.74 feet; thence N 90°00'00" E, 206.12 feet; thence S 09°28'07" E, 2,150.22 feet; thence S 18°18'06" W, 1,150.77 feet; thence S 18°18'07" W, 46.92 feet; thence S 89°48'27" W, 476.88 feet; thence S 89°48'26" W, 25.34 feet; thence S 89°48'27" W, 178.28 feet; thence S 89°48'25" W, 21.73 feet; thence S 89°48'27" W, 222.11 feet; thence S 89°48'27" W, 109.03 feet; thence N 01°58'45" W, 236.30 feet; thence N 53°24'49" W, 4,006.30 feet to the West boundary of said Section 34; thence N 00°06'44" E, along said boundary 2516.95 feet; thence N 90°00'00" E, 15.46 feet; thence S 89°39'34" E, 227.59 feet; thence N 13°04'16" W, 154.76 feet to the POINT OF BEGINNING for Section 34.

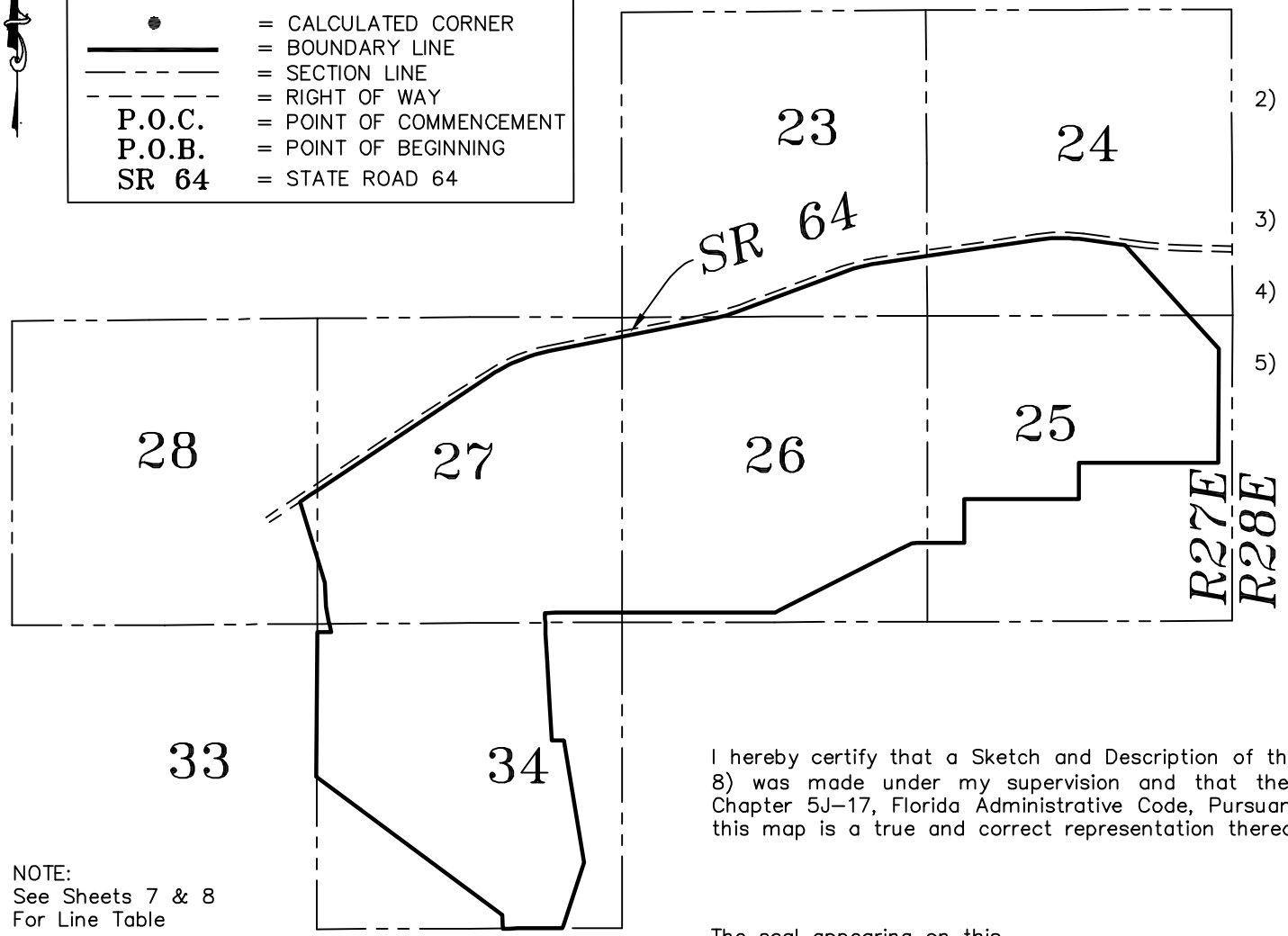
Parcel contains 414.687 acres more or less.

MINE BOUNDARY

T33S, R27E, HARDEE COUNTY, FLORIDA

LEGEND

●	= CALCULATED CORNER
———	= BOUNDARY LINE
— — —	= SECTION LINE
— — — —	= RIGHT OF WAY
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
SR 64	= STATE ROAD 64



NOTE:
See Sheets 7 & 8
For Line Table

SKETCH TO ACCOMPANY DESCRIPTION
THIS IS NOT A SURVEY

SURVEYOR'S NOTES:

1) Coordinates and bearings shown hereon are Florida State Plan West Zone N.A.D. 1983, adjustment of 2011. Map distances are ground measurements.

2) Reference bearing for this Sketch Map is the South boundary of Section 25, Township 33 South, Range 27 East, having an grid bearing of N89°46'56"E.

3) Average scale factor for this survey is 0.99995872.

4) All distances shown on this survey are in US Survey Feet.

5) The purpose of this sketch and description is to describe a Mine Permit boundary and is not representative of a title boundary.

I hereby certify that a Sketch and Description of the lands described hereon (Sheets 1 Through 8) was made under my supervision and that the Survey meets the Standards of Practice Chapter 5J–17, Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes, and this map is a true and correct representation thereof to the best of my knowledge and belief.

The seal appearing on this document was authorized by Jeffery C. Brown, PSM., (LS No. 7421)
Date: 06/12/25

JEFFERY C. BROWN LICENSE NUMBER 7421 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Jeffery Curtis Brown, PSM
Florida License No. LS 7421

3000 0 1500 3000
Scale 1"=3000'

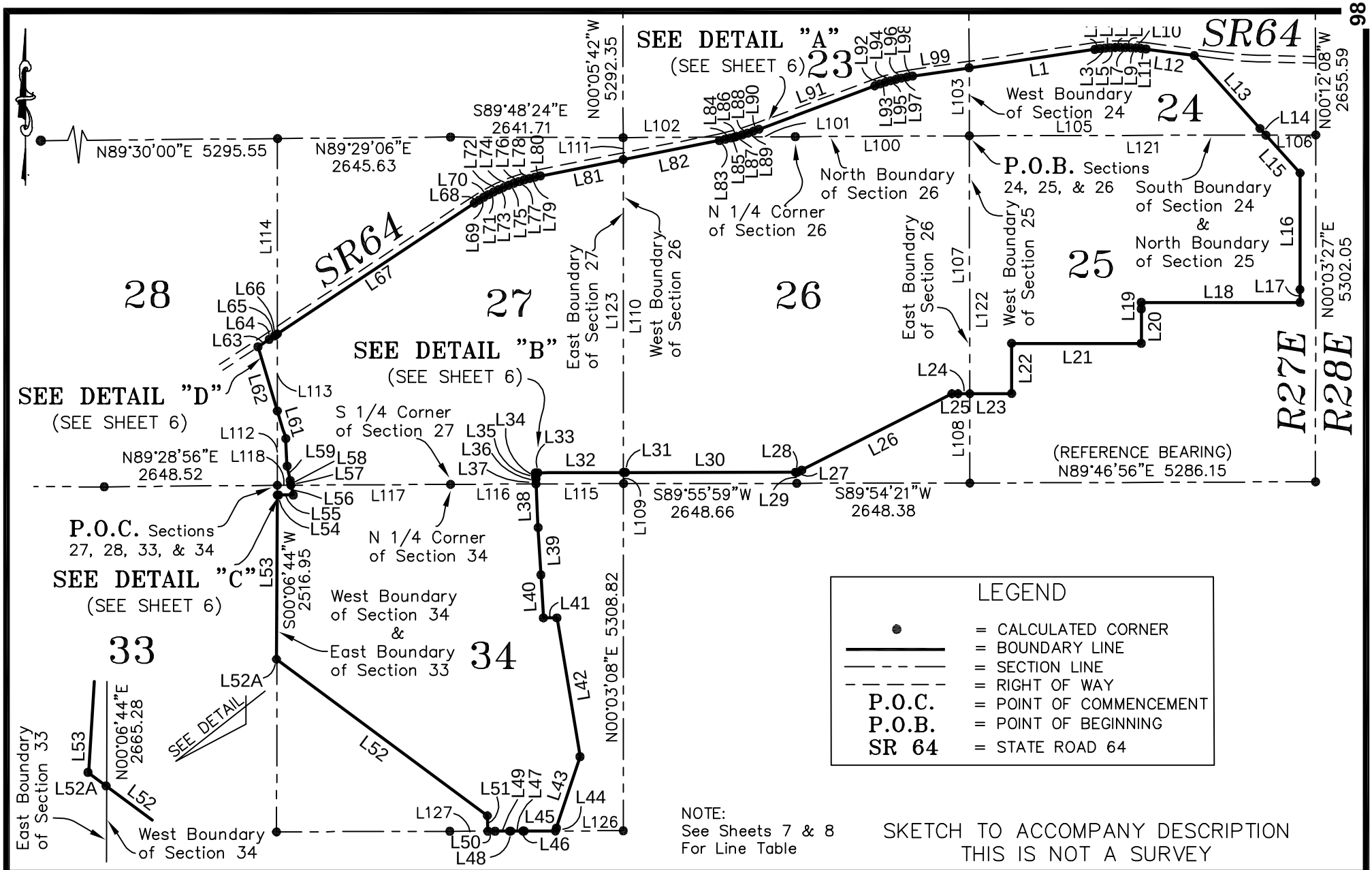
Prepared by:
KENDRICK LAND SURVEYING, LLC
Florida Registration No. 8541
Post Office Box 191
1640 N. Park Ave
Bartow, Florida 33831
(863) 533–4874

MOSAIC FERTILIZER, LLC

SPECIFIC PURPOSE SKETCH
SECTIONS 23, 24, 25, 26, 27, 28, 33, & 34,
T33S, R27E, HARDEE COUNTY, FLORIDA

DATE: 06/11/25	REVISION:	DRAWN BY: DS

DRAWN NO: 25–4761A	SCALE: 1" = 3000'	SHEET 4



LEGEND

•	= CALCULATED CORNER
———	= BOUNDARY LINE
— — —	= SECTION LINE
— — —	= RIGHT OF WAY
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
SR 64	= STATE ROAD 64

NOTE:
See Sheets 7 & 8
For Line Table

SKETCH TO ACCOMPANY DESCRIPTION
THIS IS NOT A SURVEY

2000 0 1000 2000
Scale 1"=2000'

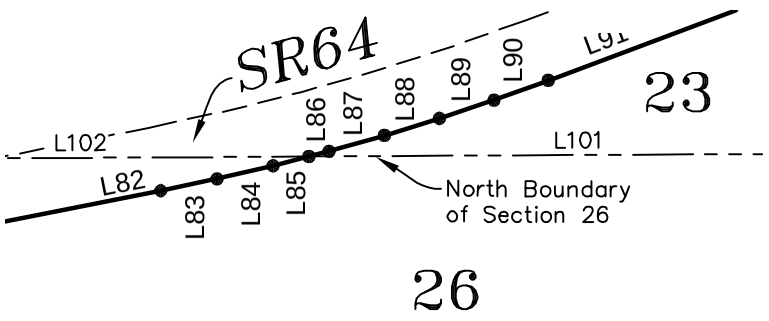
Prepared by:
KENDRICK LAND SURVEYING, LLC
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MOSAIC FERTILIZER, LLC

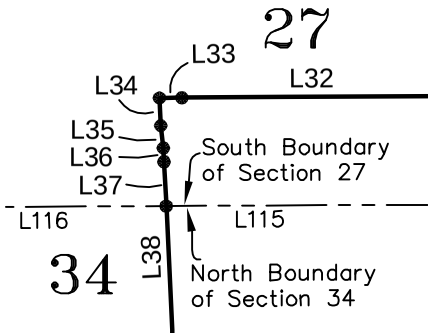
SPECIFIC PURPOSE SKETCH
SECTIONS 23, 24, 25, 26, 27, 28, 33, & 34,
T33S, R27E, HARDEE COUNTY, FLORIDA

DATE: 06/11/25	REVISION:	DRAWN BY: DS
DRAWN NO: 25-4761A	SCALE: 1" = 2000'	SHEET 5

DETAIL "A"
Scale 1"=300'

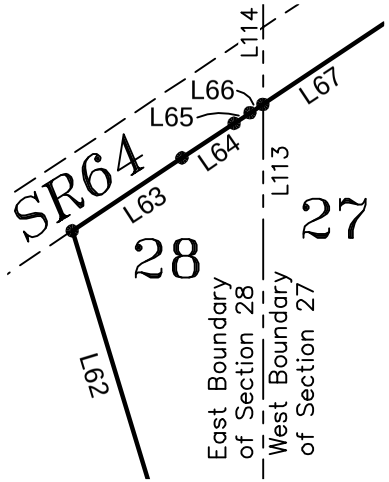


DETAIL "B"
Scale 1"=300'



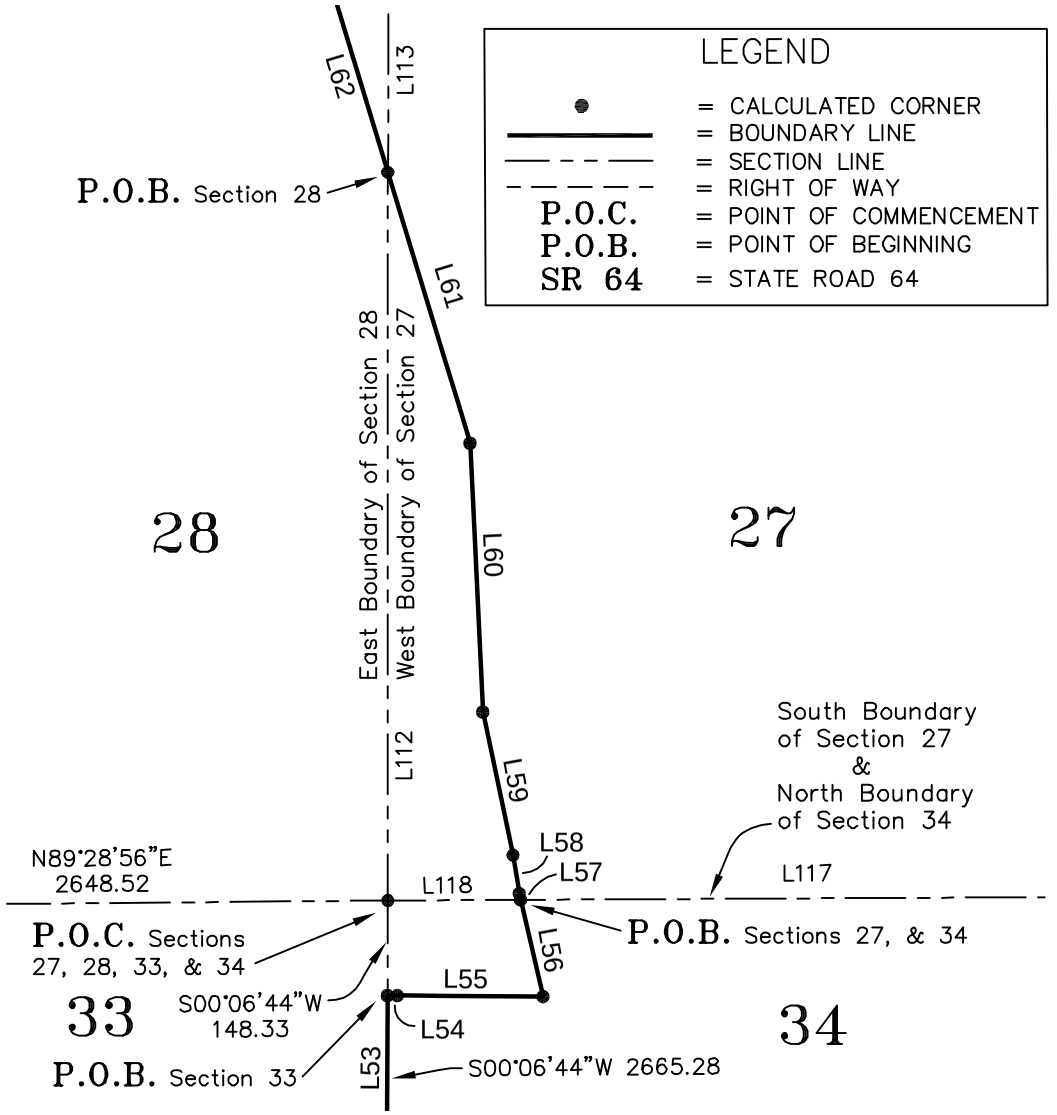
NOTE:
See Sheets 7 & 8
For Line Table.

DETAIL "D"
Scale 1"=300'



SKETCH TO ACCOMPANY DESCRIPTION
THIS IS NOT A SURVEY

DETAIL "C"
Scale 1"=300'



300 0 150 300
Scale 1"=300'

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(863) 533-4874

MOSAIC FERTILIZER, LLC

SPECIFIC PURPOSE SKETCH
SECTIONS 23, 24, 25, 26, 27, 28, 33, & 34,
T33S, R27E, HARDEE COUNTY, FLORIDA

DATE: 06/11/25	REVISION:	DRAWN BY: DS

DRAWN NO: 25-4761A	SCALE: 1" = 300'	SHEET 6

Line Table		
Line #	Length	Direction
L1	1942.18	N81°38'38"E
L2	78.60	N82°26'37"E
L3	78.60	N84°02'38"E
L4	78.60	N85°38'38"E
L5	78.60	N87°14'38"E
L6	78.60	N88°50'38"E
L7	78.60	S89°33'22"E
L8	78.60	S87°57'22"E
L9	78.60	S86°21'23"E
L10	78.60	S84°45'22"E
L11	78.60	S83°09'22"E
L12	742.90	S82°21'22"E
L13	1503.03	S42°02'04"E
L14	135.63	S42°02'57"E
L15	781.83	S42°02'57"E
L16	1780.96	S00°03'27"W

Line Table		
Line #	Length	Direction
L17	195.89	S00°03'28"W
L18	2426.38	N90°00'00"W
L19	99.95	S00°00'00"E
L20	527.83	S00°00'45"E
L21	1983.84	N90°00'00"W
L22	765.63	S00°00'00"E
L23	640.73	S89°45'29"W
L24	178.42	S89°45'29"W
L25	94.07	S89°45'28"W
L26	2576.27	S63°03'33"W
L27	74.27	S63°03'32"W
L28	11.45	S89°56'04"W
L29	20.00	S89°56'10"W
L30	2598.89	S89°56'07"W
L31	29.54	S89°43'36"W
L32	1313.46	S89°43'36"W

Line Table		
Line #	Length	Direction
L33	35.02	S89°12'12"W
L34	43.22	S02°39'57"E
L35	35.24	S06°55'08"E
L36	21.52	S02°39'55"E
L37	69.31	S02°39'58"E
L38	666.50	S02°39'58"E
L39	724.68	S03°25'18"E
L40	659.74	S03°22'48"E
L41	206.12	N90°00'00"E
L42	2150.22	S09°28'07"E
L43	1150.77	S18°18'06"W
L44	46.92	S18°18'07"W
L45	476.88	S89°48'27"W
L46	25.34	S89°48'26"W
L47	178.28	S89°48'27"W
L48	21.73	S89°48'25"W

Line Table		
Line #	Length	Direction
L49	222.11	S89°48'27"W
L50	109.03	S89°48'27"W
L51	236.30	N01°58'45"W
L52	4006.30	N53°24'49"W
L52A	10.12	N53°24'49"W
L53	2510.94	N00°17'53"E
L54	15.46	N90°00'00"E
L55	227.59	S89°39'34"E
L56	154.76	N13°04'16"W
L57	10.47	N13°04'16"W
L58	60.71	N09°01'14"W
L59	228.20	N11°55'57"W
L60	420.50	N02°43'34"W
L61	442.28	N16°52'36"W
L62	1023.14	N16°52'36"W
L63	205.48	N56°25'28"E
L64	97.43	N56°25'29"E

SKETCH TO ACCOMPANY DESCRIPTION
THIS IS NOT A SURVEY

NOT TO SCALE

Prepared by:
KENDRICK LAND SURVEYING, LLC
Florida Registration No. 8541
KLS
Post Office Box 191
1640 N. Park Ave
Bartow, Florida 33831
(863) 533-4874

MOSAIC FERTILIZER, LLC

SPECIFIC PURPOSE SKETCH
SECTIONS 23, 24, 25, 26, 27, 28, 33, & 34,
T33S, R27E, HARDEE COUNTY, FLORIDA

DATE: 06/11/25	REVISION:	DRAWN BY: DS

DRAWN NO: 25-4761A	SCALE: N/a	SHEET 7

Line Table		
Line #	Length	Direction
L65	29.85	N56°25'27"E
L66	24.12	N56°25'29"E
L67	3615.22	N56°25'28"E
L68	84.52	N57°17'06"E
L69	84.52	N59°00'19"E
L70	84.52	N60°43'33"E
L71	84.52	N62°26'47"E
L72	84.52	N64°10'00"E
L73	84.52	N65°53'15"E
L74	84.52	N67°36'29"E
L75	84.52	N69°19'42"E
L76	84.52	N71°02'56"E
L77	84.52	N72°46'10"E
L78	84.52	N74°29'24"E
L79	84.52	N76°12'38"E
L80	84.52	N77°55'51"E

Line Table		
Line #	Length	Direction
L81	1291.43	N78°47'28"E
L82	1499.00	N78°47'28"E
L83	89.86	N78°07'34"E
L84	89.86	N76°47'43"E
L85	57.50	N75°42'16"E
L86	32.36	N75°02'21"E
L87	89.86	N74°08'03"E
L88	89.86	N72°48'13"E
L89	89.86	N71°28'23"E
L90	89.86	N70°08'33"E
L91	1891.96	N69°28'38"E
L92	85.38	N70°20'47"E
L93	85.38	N72°05'04"E
L94	85.38	N73°49'21"E
L95	85.38	N75°33'38"E
L96	85.38	N77°17'55"E

Line Table		
Line #	Length	Direction
L97	85.38	N79°02'12"E
L98	85.38	N80°46'29"E
L99	875.99	N81°38'38"E
L100	2662.07	N89°42'55"E
L101	931.32	N89°40'19"E
L102	1701.96	N89°40'19"E
L103	1039.38	N00°12'21"W
L104	INTENTIONALLY DELETED	
L105	4534.85	N89°51'58"E
L106	764.24	N89°51'58"E
L107	3942.93	N00°04'57"W
L108	1366.83	N00°04'57"W
L109	169.13	S00°03'49"E
L110	4784.92	S00°03'49"E
L111	334.86	S00°03'49"E
L112	1137.74	N00°00'53"E

Line Table		
Line #	Length	Direction
L113	1176.44	N00°00'53"E
L114	2986.30	N00°00'53"E
L115	1338.19	S89°43'17"W
L116	1307.71	S89°43'17"W
L117	2440.87	S89°42'23"W
L118	207.76	S89°42'23"W
L119	INTENTIONALLY DELETED	
L120	INTENTIONALLY DELETED	
L121	5299.09	N89°51'58"E
L122	5309.76	S00°04'57"E
L123	5288.91	N00°03'49"W
L124	INTENTIONALLY DELETED	
L125	INTENTIONALLY DELETED	
L126	1036.45	N89°48'27"E
L127	582.49	N89°48'27"E

SKETCH TO ACCOMPANY DESCRIPTION
THIS IS NOT A SURVEY

NOT TO SCALE

Prepared by:
KENDRICK LAND SURVEYING, LLC
Florida Registration No. 8541
KLS
Post Office Box 191
1640 N. Park Ave
Bartow, Florida 33831
(863) 533-4874

DATE: 06/11/25 | REVISION: | DRAWN BY: DS

MOSAIC FERTILIZER, LLC

SPECIFIC PURPOSE SKETCH
SECTIONS 23, 24, 25, 26, 27, 28, 33, & 34,
T33S, R27E, HARDEE COUNTY, FLORIDA

DRAWN NO: 25-4761A | SCALE: N/a | SHEET 8

APPENDIX B

Prepared by and return to:
J. P. Carolan, III, Esquire
Winderweedle, Haines, Ward & Woodman, P.A.
329 Park Avenue North, 2nd Floor
Winter Park, FL 32790
(407) 423-4246
File Number: 93798

Parcel Identification No.: See Exhibit "A"

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made effective this 18 **day of February, 2025** between **TAMIAMI CITRUS LLC**, a Delaware limited liability company, formerly known as Tamiami Citrus, LLC, a Florida limited liability company, whose post office address is 999 Vanderbilt Beach Rd., Suite 507, Naples, FL 34108, grantor*, and **MOSAIC FERTILIZER, LLC**, a Delaware limited liability company, whose post office address is 414 West Main Street, Wauchula, FL 33873, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hardee County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

TOGETHER WITH all right, title and interest of Sellers or appurtenant to the Real Property, if any, in and to the following: (a) all tenements, hereditaments, privileges, interests, and appurtenances belonging or in any way appertaining to the above-described land; (b) all easements and rights-of-way serving or benefitting the above-described land and all rights of ingress to and egress from the above-described land; (c) all rights in and to any roads, streets, alleys, ways, and rights-of-way lying within or adjacent to the above-described land; (d) the shores and bottoms of any water bodies lying within or adjacent to the above-described land; (e) all water use and consumption rights; (f) all land use and development rights and entitlements, concurrency vesting rights, utility rights and capacities, drainage rights, and impact fee credits, related to or benefitting the above-described land; (g) all soil, minerals, gas, and petroleum located in, on or under the above-described land, including but not limited to oil, gas, phosphate and other minerals or natural resources of any kind, and all rights to explore for and extract the same; and (h) all rights, claims, defenses, immunities, indemnities and actions that Sellers may have against any third party with respect to the above-described land, including, but not limited to, those relating to the existence of any hazardous materials on, under or about the above-described land.

Subject to real property taxes for the year 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, but this reference thereto shall not serve to reimpose same.

Said property is not the homestead of grantor under the laws and constitution of the State of Florida in that neither grantor or any member of the household of grantor resides thereon.

And said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

*** "grantor" and "grantee" are used for singular or plural, as context requires, and include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Liz Beth Atkins
Address: 13250 University Cntr Blvd
Ft Myers, FL 33907

TAMIAMI CITRUS LLC, a Delaware limited liability company, formerly known as Tamiami Citrus, LLC, a Florida limited liability company

By:
Name: Ronald M. Mahan Jr.
Title: Vice President

Witness
Printed Name: CAROL M. Armstrong
Address: 13250 University Cntr
Blvd, Ft. Myers, FL 33907

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 18th day of February, 2025 by Ronald M. Mahan Jr., as Vice President of TAMIAMI CITRUS LLC, a Delaware limited liability company, formerly known as Tamiami Citrus, LLC, a Florida limited liability company, on behalf of said company, who [X] is personally known or [_] has produced a driver's license as identification.

[Seal]

CHRISTINE L. HAUT
Notary Public, State of Florida
Commission# HH 84932
My comm. expires Mar. 17, 2025

Notary Public
Print Name: Christine L Haut
My Commission Expires: 3/17/2025

EXHIBIT "A"

Parcel ID:
24-33-27-0000-03120-0000
24-33-27-0000-08120-0000
24-33-27-0000-09770-0000
25-33-27-0000-01220-0000
25-33-27-0000-01810-0000
25-33-27-0000-02450-0000
25-33-27-0000-02670-0000
25-33-27-0000-02820-0000
25-33-27-0000-04020-0000
25-33-27-0000-05050-0000
25-33-27-0000-05320-0000
25-33-27-0000-06220-0000
25-33-27-0000-08120-0000
26-33-27-0000-08750-0000

Legal 1:
The Southwest 1/4 of Section 24, Township 33 South, Range 27 East, Hardee County, Florida, lying South of State Road 64.

Legal 2:
The Southwest 1/4 of the Southeast 1/4 of Section 24, Township 33 South, Range 27 East, Hardee County, Florida, lying South ofState Road 64.

Legal 3:
The Southeast 1/4 of the Southeast 1/4 of Section 24, Township 33 South, Range 27 East, Hardee County, Florida, lying South of State Road 64.

Legal 4:
The North 1/4 of the Northeast 1/4 of the Northwest 1/4 and the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 33 South, Range 27 East, Hardee County, Florida.

Legal 5:
The Southeast 1/4 of the Northwest 1/4 of Section 25, Township 33 South, Range 27 East, Hardee County, Florida.

Legal 6:
The West 1/2 of the Northwest 1/4 of Section 25, Township 33 South, Range 27 East, Hardee County, Florida.

Legal 7:
A) The East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 33 South, Range 27 East, Hardee County, Florida.

B) That portion of the Northwest 1/4 of the Southwest 1/4 lying West of canal in Section 25, Township 33 South, Range 27 East,Hardee County, Florida.

C) That portion of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 lying East of canal in Section 25, Township 33 South,Range 27 East, Hardee County, Florida.

Legal 8:
The West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 33 South, Range 27 East, Hardee County, Florida.

Legal 9:
The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 33 South, Range 27 East, Hardee County, Florida.

Legal 10:
A) The South 3/4 of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 33 South, Range 27 East, Hardee County, Florida.

B) The South 3/4 of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 33 South, Range 27 East, Hardee County, Florida.

Legal 11:
The East 1/2 of the North 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 33 South, Range 27 East, Hardee County, Florida.

Legal 12:
A) The Northeast 1/4 of the Northeast 1/4 of Section 25, Township 33 South, Range 27 East, Hardee County, Florida.

B) The Southeast 1/4 of the Northeast 1/4 of Section 25, Township 33 South, Range 27 East, Hardee County, Florida.

Legal 13:
The Southwest 1/4 of the Northeast 1/4 of Section 25, Township 33 South, Range 27 East, Hardee County, Florida.

Legal 14:
The Southeast 1/4 of Section 26, Township 33 South, Range 27 East, Hardee County, Florida.

Prepared by:
Dorothy A. Conerly
Wauchula Abstract & Title Co., Inc.
123 South 9th Avenue
Wauchula, Florida 33873
File Number: H20200578

General Warranty Deed

Made this September 8, 2021 A.D. By **Amanda Thomas f/k/a Amanda McOlough joined by her husband, Matthew Crawford, as to all our undivided 1/2 interest, whose address is:** 279 Jersey Ln, Zolfo Springs, FL 33890 **and Richard Thomas joined by his wife, Renee Thomas, as to all our undivided 1/2 interest,** whose address is: 5407 2nd Road, Lake Worth, FL 33467, collectively hereinafter called the grantor, to **Mosaic Fertilizer, LLC, a Delaware limited liability company,** whose post office address is: 13830 Circa Crossing Drive, Lithia, Florida 33547, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and limited liability companies)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hardee County, Florida, viz:

Begin at the NW corner of the SW 1/4 of NE 1/4 of Section 26, Township 33 South, Range 27 East, Hardee County, Florida; thence run North 89°50'10" East along the North line of SW 1/4 of NE 1/4 a distance of 208.71 feet; thence South 0°00'49" West for a distance of 208.71 feet; thence South 89°50'10" West for a distance of 208.71 feet; thence North 00°00'49" East for a distance of 208.71 feet to the Point of Beginning.
(the "Property").

Parcel ID Number: **26-33-27-0000-07460-0000**

Subject to taxes for the current year.

Together with all right, title and interest of Grantor or appurtenant to the Real Property, if any, in and to the following (collectively, the "Related Rights and Interest"): (a) all tenements, hereditaments, privileges, interests, and appurtenances belonging or in any way appertaining to the above-described land; (b) all easements and rights-of-way serving or benefitting the above-described land and all rights of ingress to and egress from the above-described land; (c) all rights in and to any roads, streets, alleys, ways, and rights-of-way lying within or adjacent to the above-described land; (d) the shores and bottoms of any water bodies lying within or adjacent to the above-described land; (e) all water use and consumption rights; (f) all land use and development rights and entitlements, concurrency vesting rights, utility rights and capacities, drainage rights, and impact fee credits, related to or benefitting the above-described land; (g) all soil, minerals, gas and petroleum located in, on or under the above-described land, including but not limited to oil, gas phosphate and other minerals or natural resources of any kind, and all rights to explore for and extract the same; and (h) all rights, claims, defenses, immunities, indemnities, and actions that the Grantor may have against any third party with respect to the above-described land, including, but not limited to, those relating to the existence of any hazardous materials on, under or about the above-described land.

To Have and to Hold, the Property and Related Rights and Interests in fee simple forever.

And the grantor hereby covenants with the grantee that the grantor is lawfully seized of the ownership interests in and to the Property and the Related Rights and Interests as described herein; that the grantor has good right and lawful authority to sell and convey the said interests in the Property and the Related Rights and Interests; that the grantor hereby fully warrants the title to said interests in the Property and the Related Rights and Interests and will defend the same against the lawful claims of all persons whomsoever; and that said interests in the Property and the Related Rights and Interests are free of all encumbrances except taxes accruing subsequent to December 31, 2020.

Prepared by:
Dorothy A. Conerly
Wauchula Abstract & Title Co., Inc.
123 South 9th Avenue
Wauchula, Florida 33873
File Number: H20200578

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 signature above
Witness #1 Printed Name DA Conerly

Witness #2 signature above
Witness #2 Printed Name Tina Hines
Witnesses as to both signers

_____ (Seal)
Amanda Thomas f/k/a Amanda McOlough
Address: 279 Jersey Ln, Zolfo Springs, FL 33890

_____ (Seal)
Matthew Crawford
Address: 279 Jersey Ln, Zolfo Springs, FL 33890

State of Florida
County of Hardee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 8 day of September, 2021, by **Amanda Thomas f/k/a Amanda McOlough joined by her husband, Matthew Crawford**, as to all our undivided 1/2 interest, [ ] who are personally known to me or [X] who have produced FLDL as identification.

Notary Public
Print Name: _____
My Commission Expires: _____
Notary Seal:

DOROTHY A. CONERLY
Commission # GG 367855
Expires August 20, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Prepared by:
Dorothy A. Conerly
Wauchula Abstract & Title Co., Inc.
123 South 9th Avenue
Wauchula, Florida 33873
File Number: H20200578

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 signature above
Witness #1 Printed Name _____

Witness #2 signature above
Witness #2 Printed Name Tina Hires
Witnesses as to both signers

_____(Seal)
Richard Thomas
Address: 5407 2nd Road, Lake Worth, FL 33467

_____(Seal)
Renee Thomas
Address: 5407 2nd Road, Lake Worth, FL 33467

State of Florida
County of Hardee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 8 day of September, 2021, by **Richard Thomas joined by his wife, Renee Thomas**, as to all our undivided 1/2 interest, [ ] who are personally known to me or [X] who have produced FL DL as identification.

Notary Public
Print Name: _____
My Commission Expires: _____
Notary Seal:

DOROTHY A. CONERLY
Commission # GG 367855
Expires August 20, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Prepared by and return to:
J. P. Carolan, III, Esquire
Winderweedle, Haines, Ward & Woodman, P.A.
329 Park Avenue North, 2nd Floor
Winter Park, FL 32790
(407) 423-4246
File Number: 93798

Parcel Identification No.: See Exhibit "A"

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made effective this 18 **day of February, 2025** between **USEPPA CITRUS, LLC**, a Florida limited liability company, whose post office address is 999 Vanderbilt Beach Rd., Suite 507, Naples, FL 34108, grantor*, and **MOSAIC FERTILIZER, LLC**, a Delaware limited liability company, whose post office address is 414 West Main Street, Wauchula, FL 33873, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hardee County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

TOGETHER WITH all right, title and interest of Sellers or appurtenant to the Real Property, if any, in and to the following: (a) all tenements, hereditaments, privileges, interests, and appurtenances belonging or in any way appertaining to the above-described land; (b) all easements and rights-of-way serving or benefitting the above-described land and all rights of ingress to and egress from the above-described land; (c) all rights in and to any roads, streets, alleys, ways, and rights-of-way lying within or adjacent to the above-described land; (d) the shores and bottoms of any water bodies lying within or adjacent to the above-described land; (e) all water use and consumption rights; (f) all land use and development rights and entitlements, concurrency vesting rights, utility rights and capacities, drainage rights, and impact fee credits, related to or benefitting the above-described land; (g) all soil, minerals, gas, and petroleum located in, on or under the above-described land, including but not limited to oil, gas, phosphate and other minerals or natural resources of any kind, and all rights to explore for and extract the same; and (h) all rights, claims, defenses, immunities, indemnities and actions that Sellers may have against any third party with respect to the above-described land, including, but not limited to, those relating to the existence of any hazardous materials on, under or about the above-described land.

Subject to real property taxes for the year 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, but this reference thereto shall not serve to reimpose same.

Said property is not the homestead of grantor under the laws and constitution of the State of Florida in that neither grantor or any member of the household of grantor resides thereon.

And said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

*** "grantor" and "grantee" are used for singular or plural, as context requires, and include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Lizbeth Atkins
Address: 13250 University Ctr Blvd Ft Myers, FL 33907

Witness
Printed Name: Carol M. Armstrong
Address: 13250 University Ctr Blvd, Ft. Myers, FL 33907

USEPPA CITRUS, LLC, a Florida limited liability company

By: _____
Name: Ronald M. Mahan Jr.
Title: Vice President

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 18th day of February, 2025 by Ronald M. Mahan Jr., as Vice President of USEPPA CITRUS, LLC, a Florida limited liability company, on behalf of said company, who [X] is personally known or [_] has produced a driver's license as identification.

[Seal]

CHRISTINE L. HAUT
Notary Public, State of Florida
Commission# HH 84932
My comm. expires Mar. 17, 2025

Notary Public
Print Name: Christine L Haut
My Commission Expires: 3/17/2025

EXHIBIT "A"

Parcel ID:

25-33-27-0000-01220-0000
25-33-27-0000-02670-0000
25-33-27-0000-06220-0000
26-33-27-0000-08750-0000

Legal 15:
All of that portion of the SE 1/4 of Section 23, Township 33 South, Range 27 East, Hardee County, Florida, lying South of the South right-of-way line of State Road No. 64.

Legal 16:
The NE 1/4 of the NE 1/4 of Section 26, Township 33 South, Range 27 East, Hardee County, Florida.

AND

A portion of the NW 1/4 of the NE 1/4 of Section 26, Township 33 South, Range 27 East, Hardee County, Florida, being more particularly described as follows: Begin at the Northwest corner of the NW 1/4 of the NE 1/4 of said Section 26; thence South 00° 00'49" West along the North-South 1/4 Section line of said Section 26 a distance of 416.24 feet; thence South 82°31'39" East a distance of 132.29 feet; thence South 72°28'19" East a distance of 556.49 feet to a point on the East line of the West 1/2 of the NW 1/4 of the NE 1/4 of said Section 26; thence South 00°00'37" West along said East line a distance of 721.89 feet to the Southeast corner of the West 1/2 of the NW 1/4 of the NE 1/4 of said Section 26; thence North 89°50'10" East along the South line of the North 1/2 of the NE 1/4 of said Section 26 a distance of 661.91 feet to the Southeast corner of the NW 1/4 of the NE 1/4 of said Section 26; thence North 00°00'25" East along the East line of the NW 1/4 of the NE 1/4 of said Section 26, a distance of 1326.10 feet to the Northeast corner of the NW 1/4 of the NE 1/4 of said Section 26; thence South 89°46'51" West along the North line of said Section 26 a distance of 1323.66 feet to the point of beginning.

Legal 17:
The Southeast 1/4 of Northeast 1/4 and East 1/2 of Southwest 1/4 of Northeast 1/4 of Section 26, Township 33 South, Range 27 East, Hardee County, Florida.

Together with a perpetual non-exclusive easement for ingress, egress and utilities purposes, under, over and across the following described land:

The East 25 feet of the NE 1/4 of NW 1/4, the West 25 feet of the NW 1/4 of NE 1/4, the East 25 feet of the North 30 feet of the SE 1/4 of NW 1/4, and the North 30 feet of the W 1/2 of SW 1/4 of NE 1/4, all in Section 26, Township 33 South, Range 27 East, Hardee County, Florida.

Legal 18:
Commence at the NW corner of NW 1/4 of NE 1/4 of Section 26, Township 33 South, Range 27 East, Hardee County, Florida; thence South 416.24 feet for Point of Beginning; thence South 82°31'39" East, 132.29 feet; thence South 72°28'19" East 556.49 feet; thence South 721.89 feet to the SE corner of W 1/2 of NW 1/4 of NE 1/4; thence South 89°50'10" West 661.91 feet to the SW corner of W 1/2 of NW 1/4 of NE 1/4; thence North 908.59 feet, more or less to Point of Beginning.

AND

W 1/2 of SW 1/4 of NE 1/4 of Section 26, Township 33 South, Range 27 East, Hardee County, Florida, LESS the West 330 feet of the North 660 feet thereof.

Prepared by and Return to:
Wauchula Abstract & Title Co., Inc.
Dorothy A. Conerly
123 South 9th Avenue
Wauchula, Florida 33873
Our File Number: H2020495

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Hardee)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this January 18, 2024, between **V. & W. Farms, Inc. of Delray Beach, a Florida corporation formerly known as V & W Farms, Inc.**, whose mailing address is P.O. Box 1057, Avon Park, FL 33826-1057, hereinafter called the Grantor, and **Mosaic Fertilizer, LLC, a Delaware limited liability company**, whose mailing address is: 13830 Circa Crossing Drive, Lithia, Florida 33547, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, its successor and assigns, the following described property, to wit:

See Exhibit "A" for legal description and by this reference made a part hereof. (the "Property").

Parcel IDS 23-33-27-0000-09770-0000; 26-33-27-0000-07420-0000; 27-33-27-0860-0000B-0001; 27-33-27-0000-07500-0000; 27-33-27-0000-06220-0000; 28-33-27-0200-00001-0004; 33-33-27-0000-09990-0000; 34-33-27-0000-02520-0000 and 34-33-27-0000-10020-0000

Subject to all easements, reservations and restrictions encumbering the Property of record, which are not reimposed by this deed.

TOGETHER WITH all right, title and interest of Grantor or appurtenant to the Property, if any, in and to the following: (a) all tenements, hereditaments, privileges, interests, and appurtenances belonging or in any way appertaining to the above-described land; (b) all easements and rights-of-way serving or benefitting the above-described land and all rights of ingress to and egress from the above-described land; (c) all rights in and to any roads, streets, alleys, ways, and rights-of-way lying within or adjacent to the above-described land; (d) the shores and bottoms of any water bodies lying within or adjacent to the above-described land; (e) all water use and consumption rights; (f) all land use and development rights and entitlements, concurrency vesting rights, utility rights and capacities, drainage rights, and impact fee credits, related to or benefitting the above-described land; (g) all soil, minerals, gas, and petroleum located in, on or under the above-described land, including but not limited to oil, gas, phosphate and other minerals or natural resources of any kind, and all rights to explore for and extract the same; and (h) all rights, claims, defenses, immunities, indemnities and actions that Grantor may have against any third party with respect to the above-described land, including, but not limited to, those relating to the existence of any hazardous materials on, under or about the above-described land.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor covenants with said Grantee, that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other, except as stated above. This covenant shall be binding upon the Grantor and the Grantor's heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth above.

Signed, sealed and delivered
in the presence of:

Suzanne Williams Wright
Witness #1 signature
Print witness #1 name and Address:

Suzanne Williams Wright
1519 Lake Lotela Drive
Avon Park, FL 33825

Witness #2 signature DAConerly
Print witness #2 name and Address:
D A Conerly
P.O. Box 1028
Wauchula FL 33873

V. & W. Farms, Inc. of Delray Beach, a Florida corporation
Formerly known as V & W Farms, Inc.

P. Joseph Wright
By: **P. Joseph Wright**
Its: **President**

State of Florida
County of Hardee

THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [__] online notarization, this 18 day of January, 2024 by **P. Joseph Wright as President of V. & W. Farms, Inc. of Delray Beach, a Florida corporation formerly known as V & W Farms, Inc.**, on behalf of said corporation [X] who is personally known to me or [ ] who has produced _____ as identification.

DAConerly
Notary Public

DOROTHY A. CONERLY
Commission # HH 435291
Expires August 20, 2027

Print Notary Name
My Commission Expires:_____
Notary Seal

Exhibit A

(A) All of Section 34, Township 33 South, Range 27 East, Hardee County, Florida, LESS the NW 1/4 of the SW 1/4, AND LESS a triangular parcel lying in the Southwest 1/4 of said Section 34 being more particularly described as follows: Begin at the Southwest corner of said Section 34; thence run South 89°43'13" East along the South line of said Section 34, a distance of 417.42 feet; thence North 44°31'35" West, a distance of 588.33 feet to a point located on the West line of said Section 34; thence South 00°40'04" West along the West line of said Section 34, a distance of 417.42 feet to the Point of Beginning; AND LESS a portion of Section 34 described as follows: Begin at the SE corner of said Section; thence N 89°48'20" W and along the South line of said Section a distance of 1036.50 feet; thence N 18°41'52" E, a distance of 1197.80 feet; thence N 09°04'21" W, a distance of 2402.88 feet; thence N 02°40'30" W, a distance of 646.86 feet; thence N 02°17'53" W, a distance of 1147.67 feet; thence N 67°55'04" E, a distance of 19.92 feet to a point on the North line of said Section; thence S 89°52'47" E and along said line a distance of 1131.00 feet to the NE corner of said Section; thence S 00°27'06" W and along East line of said Section a distance of 5309.11 feet to the Point of Beginning.

(B) And that portion of the Replat of Pleasant Ridge Subdivision lying in the West 1/2 of the NW 1/4 South of State Road #64. All lying in Section 27, Township 33 South, Range 27 East. Hardee County, Florida.

(C) And the West 1/2 of Section 27 South of State Road #64 LESS that part of Replat of Pleasant Ridge Subdivision South of State Road #64 and SW 1/4 of the SW 1/4 of SE 1/4. All lying in Section 27, Township 33 South, Range 27 East, Hardee County, Florida.

AND

(D) That part of the SW 1/4 of Section 23, Township 33 South, Range 27 East, Hardee County, Florida, lying South of road.

and
(E) The West 1/2 lying South of Road and the West 330 feet of the North 660 feet of the SW 1/4 of the NE 1/4 LESS: Begin at the Northwest corner of the SW 1/4 of NE 1/4 of Section 26, Township 33 South, Range 27 East, Hardee County, Florida; thence run North 89°50'10" East along the North line of SW 1/4 of NE 1/4 a distance of 208.71 feet; thence South 0°00'49" West for a distance of 208.71 feet; thence South 89°50'10" West for a distance of 208.71 feet; thence North 00°00'49" East for a distance of 208.71 feet to the Point of Beginning.

and
(F) That part of the East 1/2 lying South of road LESS the SW 1/4 of the SW 1/4 of the SE 1/4, Section 27, Township 33 South, Range 27 East, Hardee County, Florida.

AND

(G) Lot 4 Parnell Acres unit two, according to the Plat thereof as recorded in Plat Bar B-32, Page 3, of the Public Records of Hardee County, Florida, more particularly described as follows:

A portion of the South half of Section 28, Township 33 South, Range 27 East, Hardee County, Florida more particularly described as follows: Commence at the Southwest corner of the Southeast quarter of said Section 28; thence North 89°49'08" East along the South line of the Southeast quarter of said Section 28 a distance of 1607.01 feet; thence North 52°17'51" East a distance of 1182.00 feet to the Point of Beginning; thence North 11°41'56" West a distance of 1339.49 feet to a point on the Southerly right of way line of State Road No. 64; thence North 57°21'33" East along said Southerly right of way line a distance of 418.90 feet; thence South 00°04'57" West a distance of 1476.54 feet; thence South 52°17"51" West a distance of 99.86 feet to the Point of Beginning.

LESS AND EXCEPT the west 27.56 feet (as measured at right angles) of said Lot 4 TOGETHER WITH a 25.00 foot (as measured at right angles) parcel of land lying immediately East of and contiguous to said Lot 4.

AND

A parcel of land in Section 28, Township 33 South, Range 27 East, Hardee County, Florida and being more particularly described as follows:

All land lying in said Section 28 East of Lot 4, Parnell Acres, Unit No. 2, a minor subdivision plat as recorded in Plat Bar B-32, Page 3 and Revised in O.R. Book 704, Page 601, of the Public Records of Hardee County, Florida, North of the Northeastward extension of the Southerly line of said Lot 4 and South of the Southerly right of way of State Road 64.

AND

The Westerly 27.56 feet (measured at right angles) of Lot 4, Parnell Acres Unit Two, per Plat Bar B-32, Page 3, Revised in O.R. Book 704, Page 601, Public Records of Hardee County, Florida.

AND

(H) The Northwest 1/4 of the Southwest 1/4 of Section 34, Township 33 South, Range 27 East, subject to an easement for ingress and egress over the North 15 feet thereof, all lying in Hardee County, Florida.

Together with an easement for ingress and egress over the North 15 feet of South 1/2 of Section 33, Township 33 South, Range 27 East lying East of Parnell Road and the South 15 feet of the North 1/2 of Section 33, Township 33 South, Range 27 East lying East of Parnell Road, all lying in Hardee County, Florida.

AND

(I) The East 138 feet of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 33 South, Range 27 East, Hardee County, Florida.

Together with an Easement for ingress and egress over the North 15 feet of the South of Section 33, Township 33 South, Range 27 East, lying East of Parnell Road and the South 15 feet of the North 1/2 of Section 33, Township 33 South, Range 27 East, lying East of Parnell Road, all lying in Hardee County, Florida.

TOGETHER WITH all right, title and interest of Grantor or appurtenant to the Property, if any, in and to the following: (a) all tenements, hereditaments, privileges, interests, and appurtenances belonging or in any way appertaining to the above-described land; (b) all easements and rights-of-way serving or benefitting the above-described land and all rights of ingress to and egress from the above-described land; (c) all rights in and to any roads, streets, alleys, ways, and rights-of-way lying within or adjacent to the above-described land; (d) the shores and bottoms of any water bodies lying within or adjacent to the above-described land; (e) all water use and consumption rights; (f) all land use and development rights and entitlements, concurrency vesting rights, utility rights and capacities, drainage rights, and impact fee credits, related to or benefitting the above-described land; (g) all soil, minerals, gas, and petroleum located in, on or under the above-described land, including but not limited to oil, gas, phosphate and other minerals or natural resources of any kind, and all rights to explore for and extract the same; and (h) all rights, claims, defenses, immunities, indemnities and actions that Grantor may have against any third party with respect to the above-described land, including, but not limited to, those relating to the existence of any hazardous materials on, under or about the above-described land.

the "Property".

foot (as measured at right angles) parcel of land lying immediately East of and contiguous to said Lot 4.

AND

A parcel of land in Section 28, Township 33 South, Range 27 East, Hardee County, Florida and being more particularly described as follows:

All land lying in said Section 28 East of Lot 4, Parnell Acres, Unit No. 2, a minor subdivision plat as recorded in Plat Bar B-32, Page 3 and Revised in O.R. Book 704, Page 601, of the Public Records of Hardee County, Florida, North of the Northeastward extension of the Southerly line of said Lot 4 and South of the Southerly right of way of State Road 64.

AND

The Westerly 27.56 feet (measured at right angles) of Lot 4, Parnell Acres Unit Two, per Plat Bar B-32, Page 3, Revised in O.R. Book 704, Page 601, Public Records of Hardee County, Florida.

AND

(H) The Northwest 1/4 of the Southwest 1/4 of Section 34, Township 33 South, Range 27 East, subject to an easement for ingress and egress over the North 15 feet thereof, all lying in Hardee County, Florida.

Together with an easement for ingress and egress over the North 15 feet of South 1/2 of Section 33, Township 33 South, Range 27 East lying East of Parnell Road and the South 15 feet of the North 1/2 of Section 33, Township 33 South, Range 27 East lying East of Parnell Road, all lying in Hardee County, Florida.

AND

(I) The East 138 feet of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 33 South, Range 27 East, Hardee County, Florida.

Together with an Easement for ingress and egress over the North 15 feet of the South of Section 33, Township 33 South, Range 27 East, lying East of Parnell Road and the South 15 feet of the North 1/2 of Section 33, Township 33 South, Range 27 East, lying East of Parnell Road, all lying in Hardee County, Florida.

TOGETHER WITH all right, title and interest of Seller or appurtenant to the Real Property, if any, in and to the following: (a) all tenements, hereditaments, privileges, interests, and appurtenances belonging or in any way appertaining to the above-described land; (b) all easements and rights-of-way serving or benefitting the above-described land and all rights of ingress to and egress from the above-described land; (c) all rights in and to any roads, streets, alleys, ways, and rights-of-way lying within or adjacent to the above-described land; (d) the shores and bottoms of any water bodies lying within or adjacent to the above-described land; (e) all water use and consumption rights; (f) all land use and development rights and entitlements, concurrency vesting rights, utility rights and capacities, drainage rights, and impact fee credits, related to or benefitting the above-described land; (g) all soil, minerals, gas, and petroleum located in, on or under the above described land, including but not limited to oil, gas, phosphate and other minerals or natural resources of any kind, and all rights to explore for and extract the same; and (h) all rights, claims, defenses, immunities, indemnities and actions that Seller may have against any third party with respect to the above-described land, including, but not limited to, those relating to the existence of any hazardous materials on, under or about the above-described land.