Hardee County
FLORIDA

AGENDA

Planning and Zoning Board

PUBLIC HEARING/REGULAR MEETING

August 7, 2025, at 6:00 PM

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

BOARD MEMBERS

Chairman Cody Gullatt
Vice-Chairman Roger Conley
Kenny Futch
Glenn Bergens
Michael Burch
Daniel Cisneros
Lesley S. Bateman
School Board Member District IV Marie Dasher
School Board Member District V Mark Gilliard - Alternate
Community Development Director Todd Miller
Planner Technician Jorden Eisenstein

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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. Motion to approve P/Z public hearing minutes for July 31, 2025.

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

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

8. **APPOINTMENTS**

   A. **Agenda Item No. 25-31,** Mosaic Fertilizer, LLC, Property Owner(s), has requested approval for the Florida Fishing Trail, Phase II, A Site Development Plan to develope six (6) reclaimed lakes into recreational fishing sites, open for public access with a check-in station on A-1-zoned parcels in the Agriculture Future Land Use Category.

   RECOMMENDED ACTION: Staff recommends APPROVAL with conditions.

   B. **Agenda Item No. 25-59 as Ordinance No. 2025-02,** Solmart Southwest Florida, LLC, as Property Owner(s), has requested approval of the Rezoning of a 3.42 +/- acre parcel from A-1 (Agriculture) to C-1 (Neighborhood commercial) in the Agriculture Future Land Use Category.

   RECOMMENDED ACTION: Staff recommends P/Z Board to recommend APPROVAL to the BOCC.

   C. **Agenda Item No. 25-60 as Ordinance 2025-04,** Solmart Southwest Florida, LLC, as

Property Owner(s), has requested approval to amend the Future Land Use Map of the Hardee County Comprehensive Plan from Agriculture to Rural Center of 3.42 +/- acres located in the A-1 zoning district.

RECOMMENDED ACTION: Staff recommends the P/Z Board recommend APPROVAL to the BOCC.

D. **Agenda Item No. 25-63,** T & G, as Property Owner(s), has requested approval of a Special Exception use to allow for the existing warehouse to be utilized for wholesale fiberglass septic tank storage on a total of 11.0 +/- acres in the A-1 (Agriculture) zoning district, Agricultural Future Land Use category.

RECOMMENDED ACTION: Staff recommends the P/Z to recommend APPROVAL to the BOCC.

E. **Agenda Item No. 25-64 as Ordinance No. 2025-05,** The Hardee County Planning and Zoning Board will consider a proposed amendment to Table 3.03.00 (C) in the Hardee County Land Development Code regarding building height limitations in the Industrial Zoning districts.

RECOMMENDED ACTION: Board's Discretion.

F. **Agenda Item No. 25-66,** Michael and Vikki Meehan, as Property Owner(s), have requested a Variance to reduce the minimum required setbacks from: Front 30’ to 14.6’ to accommodate the replacement of an attached front porch on a 0.87 +/- acre parcel zoned F-R (Farm Residential) in the Residential Mixed Use Future Land Use Category.

RECOMMENDED ACTION: Board's Discretion.

9. ADJOURNMENT

AGENDA ITEM NO. 5.A

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE:	August 7, 2025
SUBMITTED BY:	Jorden Eisenstein, Community Development Department
ITEM TYPE:	Minutes for Approval
AGENDA SECTION:	**MINUTES FOR APPROVAL**
SUBJECT:	Motion to approve P/Z public hearing minutes for July 31, 2025.
SUGGESTED ACTION:	

ATTACHMENTS:
7.31.25_PZ_Meeting_Minutes.docx



MINUTES

Hardee County Planning and Zoning Board

PUBLIC HEARING

July 31, 2025, 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	**Absent**
Kenny Futch	Board Member	**Present**
Glenn Bergens	Board Member	**Absent**
Lesley Bateman	Board Member	**Preset**
Michael Burch	Board Member	**Absent**
Jorden Eisenstein	Planning Technician	**Present**
Abigail Juarez	Administrative Assistant	**Present**

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

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE AGENDA

Chairman Gullatt called for a motion to approve the Agenda.

Motion by Vice-Chairman Conley and second by Board Member Futch.

Motion carried unanimously.
Ayes- Gullatt, Conley, Futch and Bateman.

4. NOTICE OF PUBLICATION

Administrative Assistant Juarez announced:

- The meeting was advertised in *The Herald Advocate* on July 17,2025 and courtesy notices were mailed out to property owners within 300ft of the subject parcel.

5. MINUTES FOR APPROVAL

A. Planning and Zoning Board Meeting Minutes of 06/05/2025.

Chairman Gullatt called for a motion to approve the Planning and Zoning Meeting Minutes of 06/05/2025

Motion Board Member Bateman and second by Board Member Futch.

Motion carried unanimously.
Ayes- Gullatt, Conley, Futch and Bateman.

6. APPOINTMENTS

A. **Planning and Zoning Application No. 25-37,** Johnson-Hardee Holdings LLC, as property owner(s), is requesting approval of a Site Development Plan to construct a Natural Gas facility and an Anerobic Digestor on a total of 160.2 +/- acres in the A-1 zoning district, Agricultural Future Land Use category.

Planning Technician Jorden Eisenstein, being sworn, entered the staff report into the record.

Chairman Gullatt called for Board Members comments:

The Board had some questions.

Andrew Wishman, representative of Kimley Horn and AnnaLee May as representative to the property owner, being sworn, both answered questions

Vice-Chairman Conley:

- Production of the gas is it going to be transported or will there be a pipe?
  - Andrew Wishman- the gas created on the property will be piped at a 1 ½ long pipe up to the bay.
- Will there be workers/ people there 24/7 on the property?
  - There will always be operators on the facilities and will also be on call.

Chaiman Gullatt called for Public Comments:

- *Let the record show none.*

Chairman Gullatt for a Motion regarding Agenda 25-37.

Motion to APPROVE by Board Member Futch and second by Board Member Bateman on Agenda No. 25-37.

Motion carried unanimously.
Ayes- Gullatt, Conley, Futch, and Bateman.

B. **Planning and Zoning Application No. 25-55,** Grove at Theater Road LLC, as property owner(s), are requesting approval of a Site Development Plan to construct a forty-eight (48) unit 4.19 +/- acre apartment building project on a 12.8 acre parcel located in the R-3 zoning district, Highway Mixed Used Future Land Use category.

Planning Technician Jorden Eisenstein, being sworn, entered the staff report into the record.

Vice-Chairman Conley called for Board Members comments:

The Board had some questions.

John Raymon, as the property owner, and John Schneider as project engineer, being sworn, both answered questions.

Board member Futch:

- Is it going to be a multi-family living space? H2A housing? What are they going to be used for?

    - John Raymond- It is going to used for a multi-family two story block structure for affordable housing fund though Florida housing.

Chairman Gullatt:

- Is there plans to add to the West parking lot? Is there a timeline with the phases?
    - John Raymond- there is nothing liable to continue expansion. When it comes to the phases everything will happen all at once.

Board Member Bateman:

- What are the size/ average size of the apartments?
    - John Raymond- They will be a mix of two bedrooms, and two bathrooms, three bedrooms, two bathrooms units.

Vice Chairman Conley:

- Is there discussion on improvements on Theater Road?
    - John Raymond and John Schneider- improvements are not required with theater road but there will be a sidewalk placed there for public access.

Chairman Gullatt called for Public Comments:

- *Let the record show none.*

Chairman Gullatt called for a Motion.

Motion to APPROVE by Board Member Bateman and second by Board Member Futch on Agenda No. 25-25.

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

10. ADJOURNMENT

With no further business, the meeting adjourned at 6:26 p.m.

X

Gullatt Cody, Chairman
Planning and Zoning Board

AGENDA ITEM NO. 8.A

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE:	August 7, 2025
SUBMITTED BY:	Jorden Eisenstein, Community Development Department
ITEM TYPE:	Appointment
AGENDA SECTION:	**APPOINTMENTS**
SUBJECT:	**Agenda Item No. 25-31,** Mosaic Fertilizer, LLC, Property Owner(s), has requested approval for the Florida Fishing Trail, Phase II, A Site Development Plan to develope six (6) reclaimed lakes into recreational fishing sites, open for public access with a check-in station on A-1-zoned parcels in the Agriculture Future Land Use Category.
SUGGESTED ACTION:	**RECOMMENDED ACTION: Staff recommends APPROVAL with conditions.**

ATTACHMENTS:
Staff Report--SDP.docx
Narrative.pdf
DOC080125-08012025130628.pdf
Check-in station.pdf

Hardee County FLORIDA

STAFF REPORT

Site Development Plan

Hardee County Community Development Department

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

Application No:	**25-31**
Request:	Site Development Plan for the development of 6 reclaimed lakes into public fishing areas and a check-in station on a total of 5.03 acres of land situated on 10 individual parcels located southeast of the city limits of Bowling Green, known as South Ft. Meade Mine.
Property Owner/Applicant:	Mosaic Fertilizer, LLC 414 West Main Street Wauchula, FL 33873
Location:	South Fort Meade Mine (See Location Map)
Parcel Identification:	23 22 14 0000 05040 0000 (Lake 1) 19 33 26 0000 00020 0000; (Lake 2) 19 33 26 0000 00620 0000 19 33 26 0000 03750 0000 (Lake 2 & 3) 36 33 25 0000 01250 0000; (Lake 4) 36 33 25 0000 01260 0000; 36 33 25 0000 01270 0000 25 33 25 0000 05150 0000 (Lake 5) 25 33 26 0000 07820 0000 30 33 26 0000 00020 0000 (Lake 6 and Check-in Station)
Site Size:	**5.03** +/-acres (Project area)
Existing Zoning/Land Use:	**A-1** zoning/**Agriculture**
Surrounding Zoning/Land Use:	North: **A-1** (Agriculture) South: **A-1** (Agriculture) East: **A-1** (Agriculture) & **F-R** (Farm Residential) West: **A-1** (Agriculture)
Staff Recommendation:	Staff recommends **APPROVAL** to the Planning and Zoning Board Agenda No. 25-31, Site Development Plan to construct a Plan for the development of 6 reclaimed lakes into public fishing areas and a check-in station on a total of 5.03 acres of land situated on 10 individual parcels located southeast of the city limits of Bowling Green.

~~**Procedure**~~

Public Outdoor Recreation is allowed within both the A-1 zoning district. The development of the amenities and check in station require a Site Development per Table 3.03.00(B) and Section 9.10.00 of the Hardee County ULDC.

Existing Conditions and Background History

The parcels are all part of active mine areas and are contained within South Fort Meade Mine – Hardee County (Development Order 2023-47). Mineral extraction in these areas has been completed but the reclamation has not. All these areas must be reclaimed as specified in the approved Master Mine and Reclamation Plan (MMRP). When reclamation is completed per the MMRP an application for approval of the reclamation shall be submitted to the Hardee County Mining Department per section 13.03.06.(C)(14) of the Hardee County Unified Land Development Code (ULDC). All conditions of development order 2023-47 remain in effect.

Staff Analysis

SITE DEVELOPMENT PLAN

Minimum site development requirements include as follows:

Site Development Requirement	Minimum Required	Provided
Off-Street Parking	n/a	42 spaces + 18 HC spaces (7 Standard per Site & 3 HC per site)
Parking Stall Size	9 ft x 20 ft	9 ft x 20 ft
Lot Size	5 acres	1, 692.8 +/- acres
Setbacks	F-50'/S-25'/R-50'	230 +/- feet
Signage (Free Standing)	TBD	To Meet Code
Landscaping/Buffering	Per Section 5.13.00	As Required if applicable

The only facility needing water and wastewater services will be the check in station site. A small septic tank and drain field will be developed to accommodate the facility. Solid waste service will be provided by a licensed franchise hauler and processed by Hardee County.

Findings of Fact:

- *The site of the request is located in the A-1 (Agriculture) zoning district.*
- *The submitted application is for Parcel ID Nos.* 23 33 25 0000 05040 0000 (Lake 1);19 33 26 0000 00020 0000, 19 33 26 0000 00620 0000, and 19 33 26 0000 03750 0000 (Lakes 2 and 3); 36 33 25 0000 01250 0000, 36 33 25 0000 01260 0000 and 36 33 25 0000 01270 0000(Lake 4);25 33 25 0000 05150 0000 and 25 33 26 0000 07810 0000(Lake 5);30 33 26 0000 00020 0000 (Lake 6 & Check in Station)
- *The sites are located along C.R. 664A (Rural Major Collector), Boyd Cowart Rd (Major Collector), Perdue Rd (Minor Collector) Platt Rd (Local), Heard Bridge Rd (Major Collector) and Sumner Rd (Local).*
- *Most recent (2024) traffic volumes are 1350 trips on CR 664; 700 trips on Boyd Cowart Rd, and 600 trips on Perdue Rd.*
- *The site will be serviced by private well and septic tank and drainfield. (Check In Station only).*

- *Best available information identifies flood zones and wetlands on the site. However, all sites are proposed outside of identified special flood hazard areas and jurisdictional wetlands.*

- *This SDP application was reviewed by the Hardee County Development Review Committee (DRC) and a meeting with the applicant's representative was conducted on March 18, 2025.*

Consistency with the Hardee County Comprehensive Plan

Staff finds the use and proposed development consistent with Policies L1.13 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

The proposed fishing lakes are anticipated to generate well below the 150 trips per day threshold for a traffic impact analysis, thereby qualifying as a "de minimus" project.

Planning

Use: The proposed uses are permitted within the A-1 zoning district.

Setbacks: Section 3.03.00(c) of the Hardee County ULDC requires front yard setbacks of 50', side yard setbacks of 25', and rear yard setbacks of 50'. The applicant has provided the required setbacks on the proposed development plans.

Landscaping/Buffering: The proposed improvements are intended to fit in with the natural landscape, with only the minimally required clearing and grading. As much naturally and existing vegetation as possible will be preserved.

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

Parking: The applicant is providing a total of sixty (60) parking spaces (42 regular parking spaces, and 18 handicap accessible parking spaces). Thus, the proposed offstreet parking will meet the requirements of Section 5.09.029.10.00 of the Hardee County ULDC.

Utilities/Health

Water and wastewater services will be provided to the check in station only, via private well and septic tank.

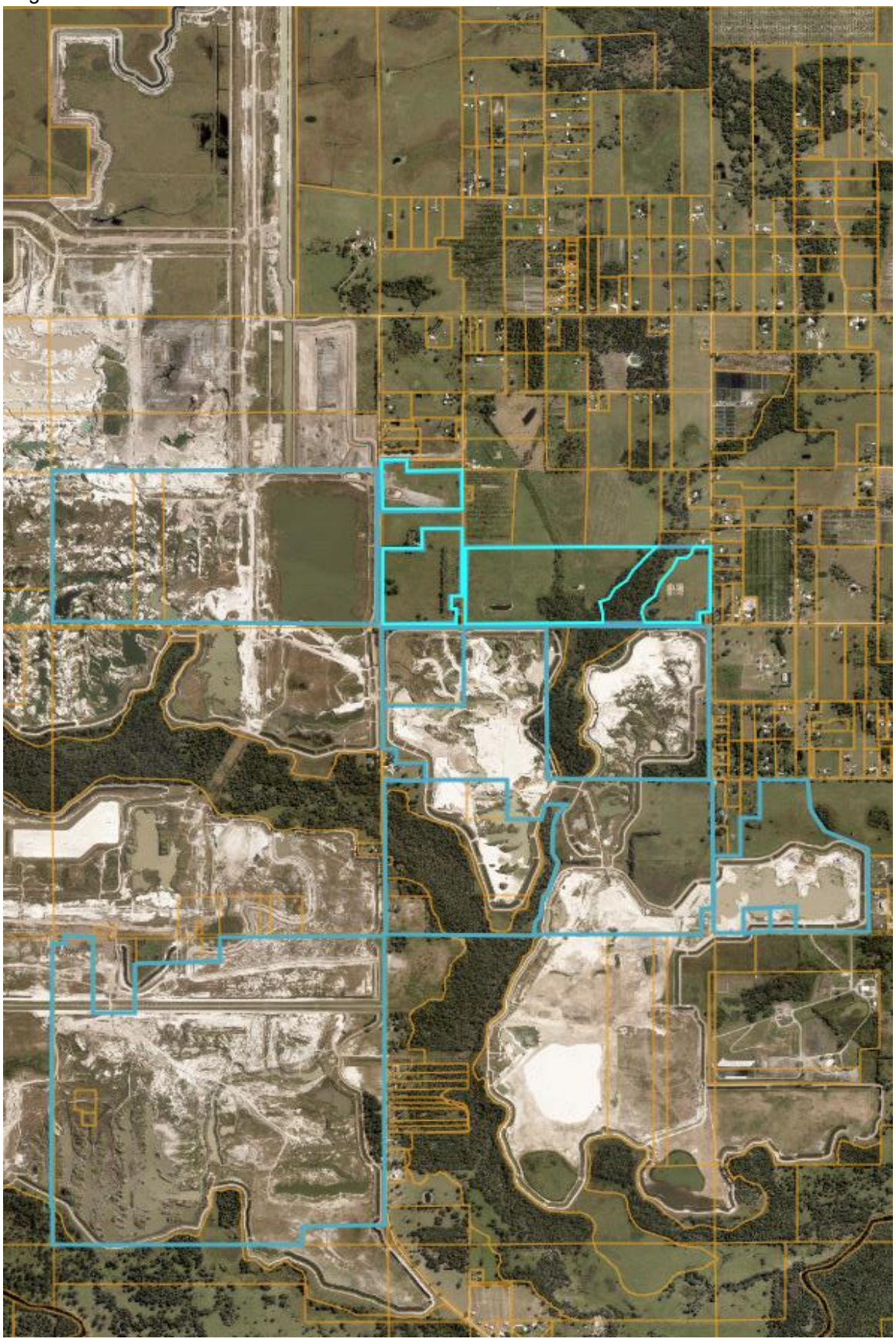
Conclusion:

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.

Staff recommends APPROVAL to the planning/Zoning Board of Application No. 25-31, a Site Development Plan to facilitate the development of 6 reclaimed lakes into public fishing areas and a check-in station on 5.03 acres project area, on 10 individual parcels, totaling 1692.8 +/- acres, located southeast of the city limits of Bowling Green, known as the South Ft. Meade Mine, subject to the following conditions:

1. Reclamation of the areas must be completed as specified in the approved Master Mine and Reclamation Plan (MMRP). When reclamation is completed per the MMRP an application for approval of the reclamation shall be submitted to the Hardee County Mining Department per section 13.03.06.(C)(14) of the Hardee County Unified Land Development Code (ULDC). All conditions contained within development order 2023-47 remain in effect.
2. All landscaping and signage shall be installed in conformance with the requirements of the ULDC, and to the satisfaction of the Planning and Development Department.

Attachments: Aerial Map



ATTACHMENT - Page 1

Florida Fishing Trail Phase II- 6 Lakes (Project Description)

Mosaic Fertilizer, LLC (Mosaic) is a producer of fertilizer products with active mining sites in Central Florida for surface mining of phosphate rock used to produce upgraded fertilizer products. Mining of phosphate rock in Florida is regulated by the Florida Department of Environmental Protection (FDEP) that regulates both mining and reclamation activities. Since phosphate rock is removed offsite during the mining process, the net void space produced results in some reclaimed lakes in the post reclamation condition. The reclaimed condition of these lakes is regulated by the FDEP permitting process. While natural lakes are common in many parts of Central Florida, there are no existing natural lakes in Hardee County. Mosaic, in cooperation with the Florida Fish and Wildlife Conservation Commission (FWC), is proposing phase II of the Florida Fishing Tail, which entails developing six (6) lakes currently in the reclamation process located at the South Fort Meade Mine in Hardee County, Florida. The six lakes are proposed recreational fishing sites that will be open to public access. The Lakes are currently designated as Lakes 1, 2, 3, 4, 5, and 6. The proposed development of each Lake site will include a graveled entrance access driveway from an existing road, a graveled parking lot for parking vehicles & boat trailers, a boat launching & landing ramp, an ADA accessible floating walkway/fishing pier, and pedestrian walk paths to two (2) remote floating walkway/fishing pier. In addition, Mosaic may provide a Check-in Station where public participants will obtain a pass for the lake of their choice, and the pass will be returned to the check-in station after fishing is completed. The Check-in Station will consist of a graveled traffic loop with a portable guard station building (10' x 12'). All the Lake sites and the Check-in Station are located on property fully owned and controlled by Mosaic.

Tax Parcel Identification Number(s):

Lake 1	23 33 25 0000 05040
Lake 2	19 33 26 0000 00020 19 33 26 0000 00620 19 33 26 0000 03750
Lake 3	19 33 26 0000 03750
Lake 4	36 33 25 0000 01250 36 33 25 0000 01260 36 33 25 0000 01270
Lake 5	25 33 25 0000 05150 25 33 26 0000 07820
Lake 6	30 33 26 0000 00020
Check-in Station	

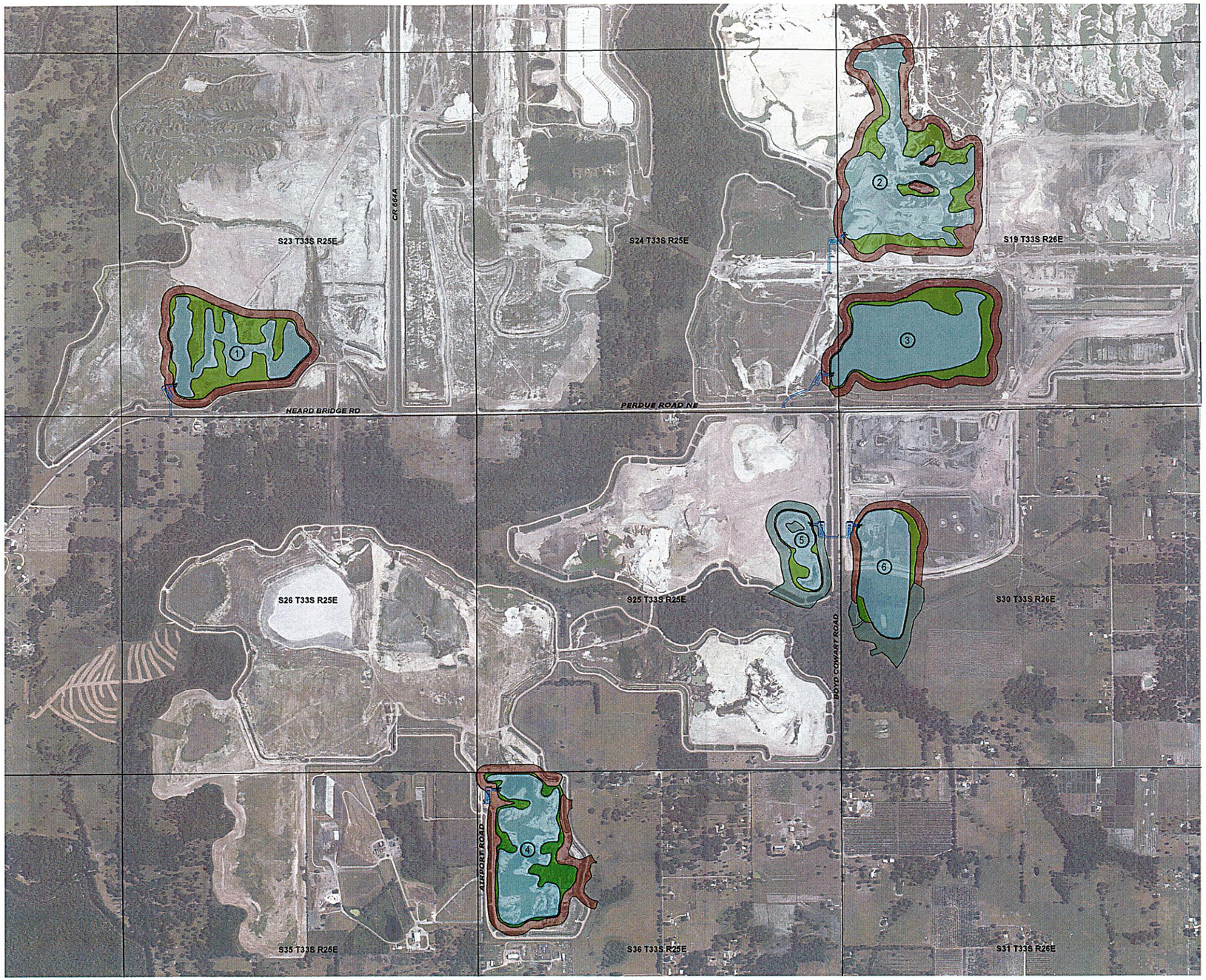
Future Land Use Classification	
Lakes 1, 2, 3, 4, 5, 6 & Check-in Station	Agriculture (AGR)

ATTACHMENT - Page 2

Summary of Acreage by Sites

Lake 1	0.69 acres
Lake 2	0.77 acres
Lake 3	0.86 acres
Lake 4	0.55 acres
Lake 5	0.66 acres
Lake 6	0.57 acres
Check-in Station	0.93 acres
Project Total	**5.03 acres**

DRAWING NO.
24-2118-C-COV



FLORIDA FISHING TRAIL PHASE II (SIX LAKES)
DRAWING LIST

DWG. NO.	DESCRIPTION	SHEET
24-2118-C-COV	COVER SHEET	
24-2118-C-01	LAKE 1 - OVERALL SITE PLAN	1 of 24
24-2118-C-02	LAKE 1 - ENLARGEMENT PLAN	2 of 24
24-2118-C-03	LAKE 1 - PROFILES	3 of 24
24-2118-C-04	LAKE 2 - OVERALL SITE PLAN	4 of 24
24-2118-C-05	LAKE 2 - ENLARGEMENT PLAN	5 of 24
24-2118-C-06	LAKE 2 - PROFILES	6 of 24
24-2118-C-07	LAKE 3 - OVERALL SITE PLAN	7 of 24
24-2118-C-08	LAKE 3 - ENLARGEMENT PLAN	8 of 24
24-2118-C-09	LAKE 3 - PROFILES	9 of 24
24-2118-C-10	LAKE 4 - OVERALL SITE PLAN	10 of 24
24-2118-C-11	LAKE 4 - ENLARGEMENT PLAN	11 of 24
24-2118-C-12	LAKE 4 - PROFILES	12 of 24
24-2118-C-13	LAKE 5 - OVERALL SITE PLAN	13 of 24
24-2118-C-14	LAKE 5 - ENLARGEMENT PLAN	14 of 24
24-2118-C-15	LAKE 5 - PROFILES	15 of 24
24-2118-C-16	LAKE 6 - OVERALL SITE PLAN	16 of 24
24-2118-C-17	LAKE 6 - ENLARGEMENT PLAN	17 of 24
24-2118-C-18	LAKE 6 - PROFILES	18 of 24
24-2118-C-19	DRIVEWAY LOCATION MAP	19 of 24
24-2118-C-20	DRIVEWAY PLAN, SECTIONS & DETAILS	20 of 24
24-2118-C-21	STANDARD DETAILS	21 of 24
24-2118-C-22	CULVERT DETAILS	22 of 24
24-2118-C-23	GATE & SIGN DETAILS	23 of 24
24-2118-C-24	CHECK-IN STATION OVERALL SITE PLAN & SECTIONS	24 of 24

OVERALL SITE PLAN
SCALE: 1"=150'

0 600 1200
GRAPHIC SCALE – IN FEET

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MOC No. _____ | ISSUED FOR

APPROVAL	ENGR.	SUPT.	DATE
PROJECT	.	.	.
PROCESS	.	.	.
E & I	.	.	.

REFERENCE DRAWINGS	MARK	REVISION	BY	APPR.	DATE

MARK	REVISION	BY	APPR.	DATE

MARK	REVISION	BY	APPR.	DATE
PO	ISSUED FOR –	JML	MRL	–

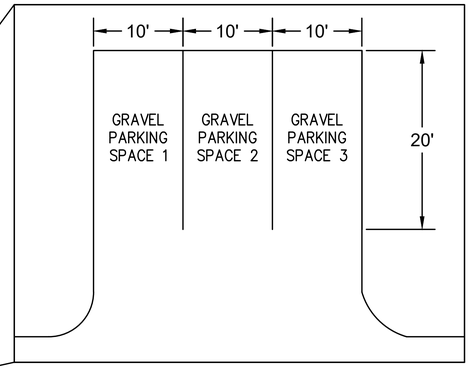
SCALE	AS SHOWN	DATE
DRAWN BY	JML	06/13/24
CHECKED BY	MRL	06/13/24
PROJ. ENGINEER	MRL	06/13/24
DWG COORD.		

Mosaic

TITLE
FLORIDA FISHING TRAIL PHASE II (SIX LAKES)
HARDEE COUNTY, FLORIDA
FLORIDA FISHING TRAIL PHASE II (SIX LAKES) LOCATION MAP
COVER SHEET

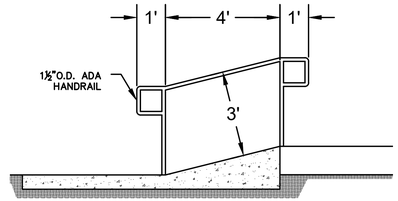
ASSET No. –
PROJECT No. –
DWG. NO. 24-2118-C-COV | REV PO





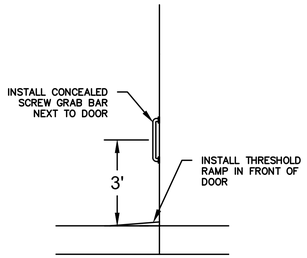
NOTES:

1. DRAWINGS COMPLY WITH FBC 2023–103.7.5
2. PAVED PARKING CAN BE ASPHALT OR CONCRETE. FOR CONCRETE PAVED PARKING, USE 6" THICK CONCRETE WITH #5@12" C/C BOTH WAYS AT THE CENTER OF THE SLAB. FOR ASPHALT, PAVEMENT SEE NOTE 3.
3. ASPHALT PAVED PARKING TO BE TYPE SP–9.5, SP–12.5.



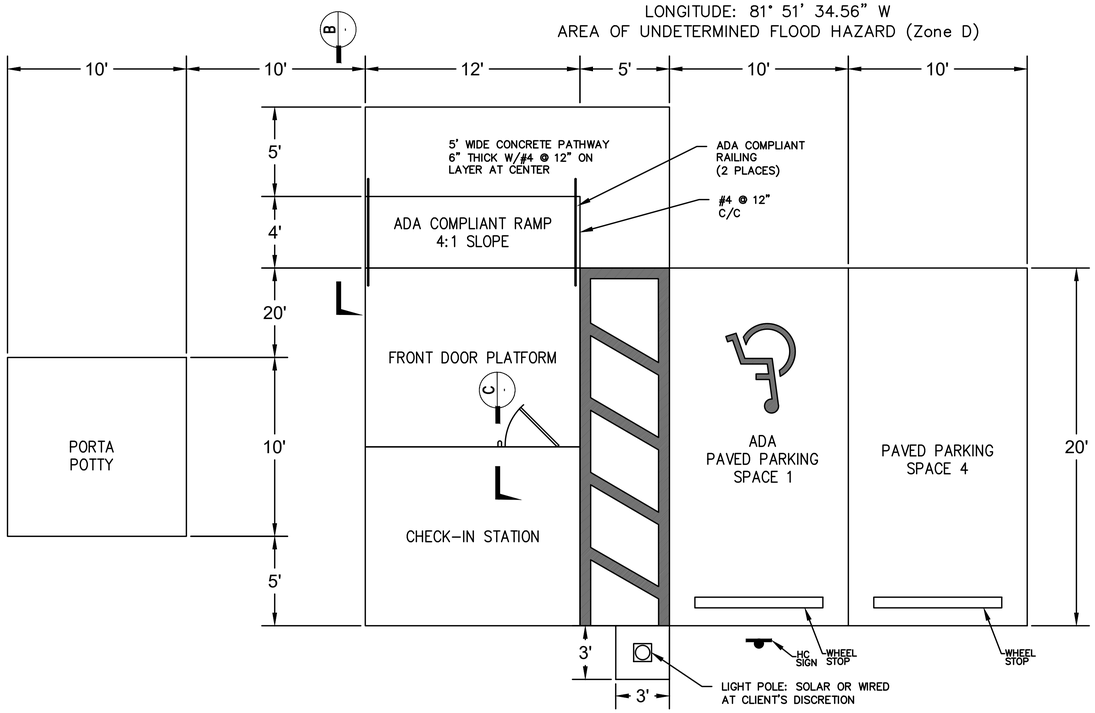
SECTION B (2 PLACES)
N.T.S.





SECTION C
N.T.S.

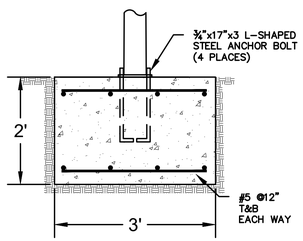
CHECK–IN STATION BULIDING
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LONGITUDE: 81° 51' 34.56" W
AREA OF UNDETERMINED FLOOD HAZARD (Zone D)



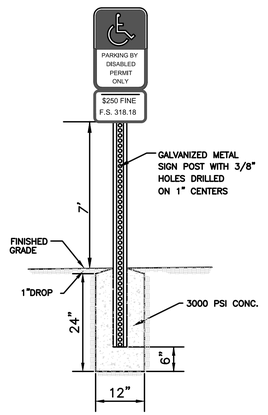
CHECK–IN STATION PARKING



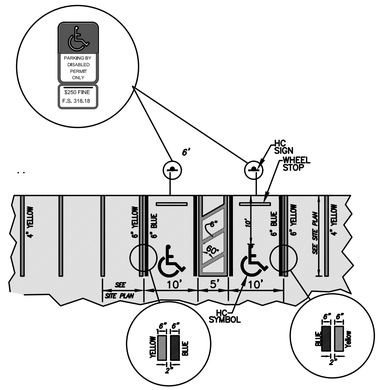
LIGHT POLE BASEPLATE DETAIL
N.T.S.



LIGHT POLE FOUNDATION DETAIL
N.T.S.



SIGN POST DETAIL
N.T.S.



HANDICAP PARKING STRIPING DETAIL
N.T.S.

EACH PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE AND YELLOW PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE–GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED & MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION AND A.D.A.



SYMBOL SHALL BE 5 FT. HIGH & YELLOW PAINT COLOR

HANDICAP PAVEMENT SYMBOL DETAIL
N.T.S.

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255 COUNTY ROAD 555 SOUTH
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TEL: (863) 665–6363
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REFERENCE DRAWINGS

ENGINEER DATE

P.E. No.

PREPARED FOR: Mosaic

THE MOSAIC COMPANY
414 WEST MAIN STREET
WAUCHULA. FLORIDA
33873

NO.	REVISION	BY	DATE	CHKD	APPD
P6	ISSUED FOR PERMITTING	JLB	7/15/2025	AS	AS
P5	ISSUED FOR PERMITTING	ETB	07/08/2025	AS	AS

NO.	REVISION	BY	DATE	CHKD	APPD
P4	ISSUED FOR PERMITTING	ETB	05/22/2025	PA	AS
P3	ISSUED FOR PERMITTING	ETB	04/07/2025	AS	AS
P2	ISSUED FOR PERMITTING	ETB	04/03/2025	AS	AS
P1	ISSUED FOR PERMITTING	ETB	02/26/2025	AS	AS
P0	ISSUED FOR PERMITTING	ETB	01/30/2025	AS	AS

SCALE:	AS NOTED
DESIGNED BY:	AS
DRAWN BY:	ETB
CHECKED BY:	AS
APPD BY	AS
APPD BY	RAD

FLORIDA FISHING TRAIL – FIVE LAKES

CHECK–IN STATION
AERIAL MAP
SITE PLAN
ARCHITECTURE

JOB NO. 24–2131	DATE: 12/10/24
FILE NAME: 24–2131–A–012	
DWG NO. A–012	
SHEET NO:	REV. NO. P6

Y:\YEAR-2024\24-2131\3 DOCUMENT CONTROL\ISSUED DESIGN DRAWINGS AND 2D DOCS\ISSUED FOR APPROVAL\P-6\DWG\24-2131-A-012-P6.DWG, 7/15/2025 9:57:09 AM, JOHN BRETING

AGENDA ITEM NO. 8.B

Hardee County FLORIDA

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE: August 7, 2025

SUBMITTED BY: Jorden Eisenstein, Community Development Department

ITEM TYPE: Appointment

AGENDA SECTION: **APPOINTMENTS**

SUBJECT: **Agenda Item No. 25-59 as Ordinance No. 2025-02,** Solmart Southwest Florida, LLC, as Property Owner(s), has requested approval of the Rezoning of a 3.42 +/- acre parcel from A-1 (Agriculture) to C-1 (Neighborhood commercial) in the Agriculture Future Land Use Category.

SUGGESTED ACTION:

RECOMMENDED ACTION: Staff recommends P/Z Board to recommend APPROVAL to the BOCC.

ATTACHMENTS:

Staff Report--Rezone--Solmart LLC.pdf

Spplemental Analysis.pdf

Hardee County FLORIDA

STAFF REPORT

Rezoning

Hardee County Community Development Department

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

Application No:	**25-59**
Ordinance No:	**2025-02**
Request:	Applicant initiated request to rezone a 3.42 +/- acre parcel from Agriculture (A-1) to Neighborhood Commercial (C-1)
Property Owner/Applicant:	Solmart Southwest Florida LLC 716 Honore Ave Sarasota, FL 34232
Location:	7891 S US Hwy 17 On the East side of the US Hwy 17 S
Parcel Identification:	10 36 25 0000 05550 0000
Site Size:	**3.42** +/-acres
Existing Zoning/Land Use:	**A-1** zoning/**Agriculture**
Surrounding Zoning/Land Use:	North: R-3/AGR South: F-R/AGR East: F-R/AGR West: A-1/AGR
Staff Recommendation:	Staff recommends **APPROVAL** to the Planning and Zoning Board of Ordinance No. 2025-02, a request to rezone a 3.42 +/- acre parcel from Agriculture (A-1) to Neighborhood Commercial (C-1) located on the east side of S US Hwy 17.

History and Summary of Request:

The property owner is concurrently requesting to change the Future Land Use of the subject 3.42 acres from Agriculture to Rural Center and are in negotiations to sell the 3.14 acres for commercial use. In order to allow for the proposed use on the property, the owner must first rezone from A-1 to a zoning district that does allow commercial uses. Therefore, the applicant is requesting to rezone the property to C-1 (Neighborhood Commercial). Being that the subject parcel is adjacent to the Bluff's golf courses, lying just south of Brookside Bluffs and fronting on US Hwy 17 N.

Findings of Fact:

- *The subject property is located in the Agricultural future land use category and the A-1 (Agriculture) zoning district;*
- *The submitted application is for Parcel ID No. 10-36-25-0000-05550-0000;*
- *The subject property is located on the East side of US Hwy 17;*
- *Most recent Annual Average Daily Traffic (AADT) traffic counts for US Hwy 17 South. are 12,400 (2024); US Hwy 17South is a four-lane divided major arterial road maintain by the FDOT; currently operates at a LOS B.*
- *The subject property is serviced by private well and septic for potable water and sewer.*
- *Best available information identifies some significant wetlands and an A floodzone present that runs down the Eastern half and along a small portion of the southern property line.*

STANDARDS OF REVIEW

(A) Consistency with the Comprehensive Plan:
The proposed rezoning is consistent with Policy L1.13 (Agriculture) which permits the lowest order of commercial goods and services which serve the daily needs of nearby residents may be permitted only on arterial or collector roadways, which US Hwy 17 is a Principle Arterial Road.

(B) Concurrency Analysis:
Levels of Service for all public facilities and services will not be impacted.

Traffic: Access to the property will be provided from the US Hwy 17 S.

Potable water: Potable water will be provided by private well.

Wastewater: Wastewater will be provided by private septic tank.

***Solid Waste*:** Solid waste generation will be handled by private waste management companies.

Stormwater Management: n/a.

Park and Recreation Facilities: n/a.

(C) Impact Analysis:
The proposed rezoning has been analyzed to identify future 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, such as the following *(see items D through G).*

(D) Zoning and uses of nearby property:
Surrounding zoning includes F-R (Farm Residential), R-3 (Multi Family Residential), and A-1 agriculture. Existing adjacent uses include the Brookside Bluffs residential neighborhood, golf courses and vacant pasture land.

(E) Substantial changes in land use circumstances:
The proposed rezoning is being requested in order to allow for the existing structure to be utilized for neighborhood commercial office. This is not inconsistent with adjoining development, which is predominantly RV resort residents and vacant land, as the proposed neighborhood commercial use would serve the surrounding residents.

(F) Time Vacant:
The subject property is not vacant, it is currently being used as a tower site and radio station.

(G) Compatibility standards:

a. *Whether one or more of the following design standards proposed for the subject property will differ substantially from the design standards currently allowed for any of the adjacent properties, such as:*

(01) Yards:

The yard area requirements for C-1 (Neighborhood Commercial) are much smaller than the 1 to 5 acre requirements for F-R and Agricultural zoning but would be similar to the adjacent R-3 (Multi-family Residential) lot, that shares the North property line with the subject parcel.

(02) Setbacks (Minimum):

F-R Zoning: Front – 30 feet; Rear – 25 ft; Sides – 10 ft.
A-1 Zoning: Front – 50 ft; Rear – 50 ft; Sides – 25 ft.
R-3 Zoning; Front – 30 ft; Rear – 20 ft; Sides – 07 ft.
(vs. 20' in the Front, 10' in the Rear and 10' on the Sides in the C-1 district)

(03) Height:

The maximum height allowed in F-R zoning district is 35 ft.
The maximum height allowed in R-3 zoning district is 35 ft
The maximum height allowed in A-1 zoning district is 40 ft(same as the 40' in the C-1 district)

(04) Lot Coverage:

35% in the F-R zoning district
40% in the R-3 zoning district
No lot coverage limit in the A-1 zoning district
(vs. 50% in the C-1 district)

(05) Impervious Surface Coverage:

Same as above.

(06) Parking:

2.0 parking spaces per dwelling unit
1.7 parking spaces per unit for multi family
For commercial use, parking requirements will be determined by the proposed use.

(07) Hours of Operation:

n/a

b. *Whether the intensity or density of use will be greater or lesser than that currently permitted for adjacent or currently existing properties;*

The properties are zoned A-1, R-3 and F-R. Those properties are predominantly utilized for residential and agricultural purposes. The proposed neighborhood commercial use of the existing structure will be consistent and compatible with the characteristics of the surrounding neighborhoods.

c. *Whether the proposed change in land use will adversely alter the existing land use pattern;*

The existing land use pattern in the area is that of a transitional area, moving away from denser development to the north, to lower density and rural uses to the south, east and west. As such, the proposed use is compatible with the established land use pattern because no development is proposed, only to utilize an existing commercial office to services neighboring residents.

d. *Whether the proposed change in land use will significantly increase traffic congestion or otherwise affect public safety;*

Location of the property on a state highway provides significant roadway capacity for any future uses. Therefore, traffic congestion increases are not likely, and any proposed use will be reviewed for traffic concurrency locally and via the FDOT.

e. *Whether the proposed change in land use will adversely affect the drainage of the property;*

Impacts to the existing drainage pattern are not anticipated.

f. *Whether the proposed change in land use will decrease the quality of water, air or light to adjacent properties;*

No decrease in the quality of water, air or light is anticipated.

g. *Whether the proposed change in land use will adversely affect the property values of the adjacent properties;*

The utilization of an existing commercial office would not negatively impact property values.

h. *Whether the proposed change in land use will cause noticeable glare, noise, or odors for the adjacent properties;*

No potential adverse impacts of noise, glare or odors are anticipated.

i. *Whether the proposed change in land use would create a mixture of land uses so dissimilar to the existing pattern of development, that the overall quality and character of the surrounding neighborhood would be degraded;*

The proposed rezoning would be consistent with the existing pattern of low-density development in which no new development is being proposed and will serve to alleviate the current non-conforming use of the existing commercial office.

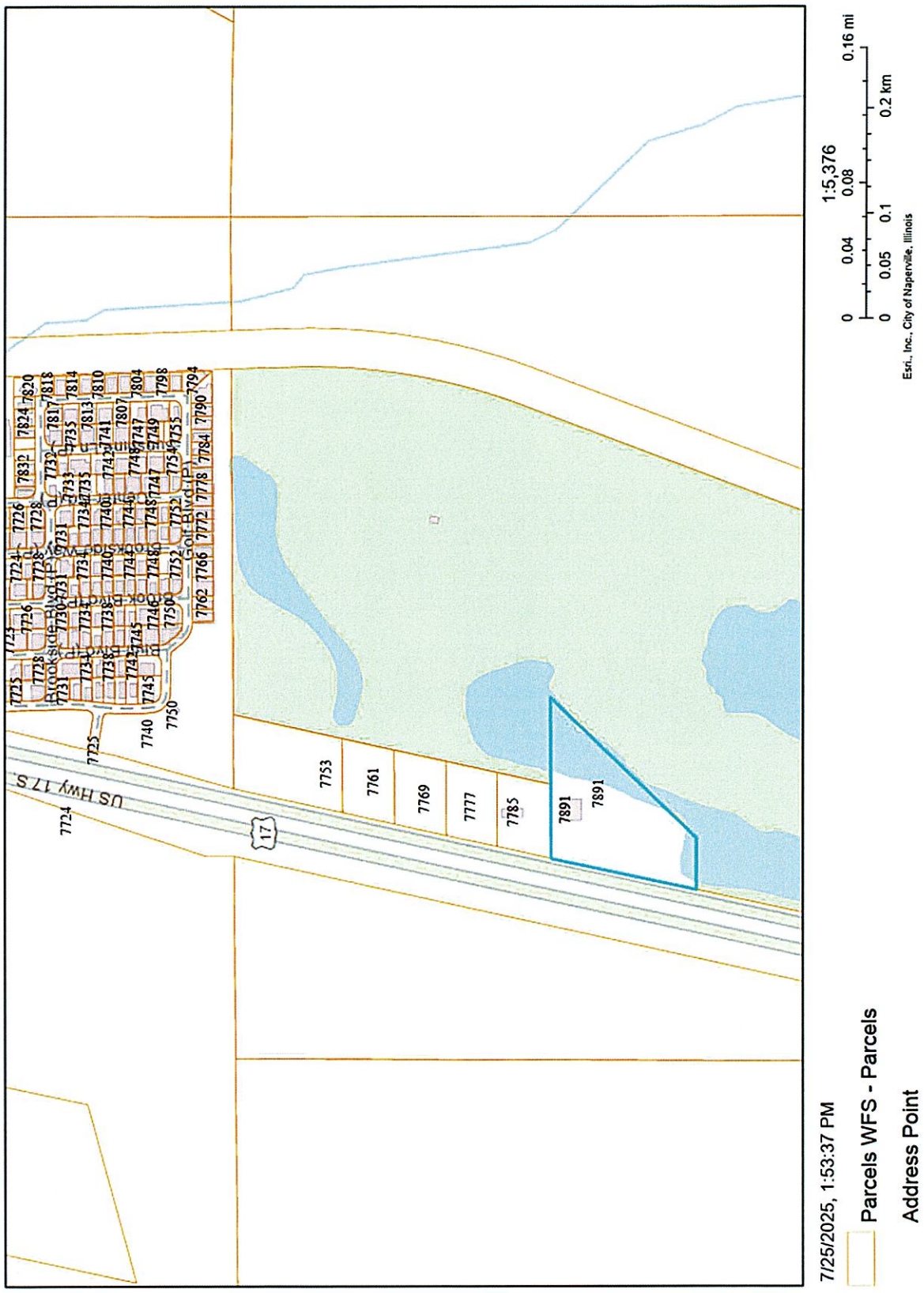
j. *Whether the detrimental effects of any identified incompatibilities can be mitigated or eliminated by adequate buffering.*

No incompatibilities have been identified.

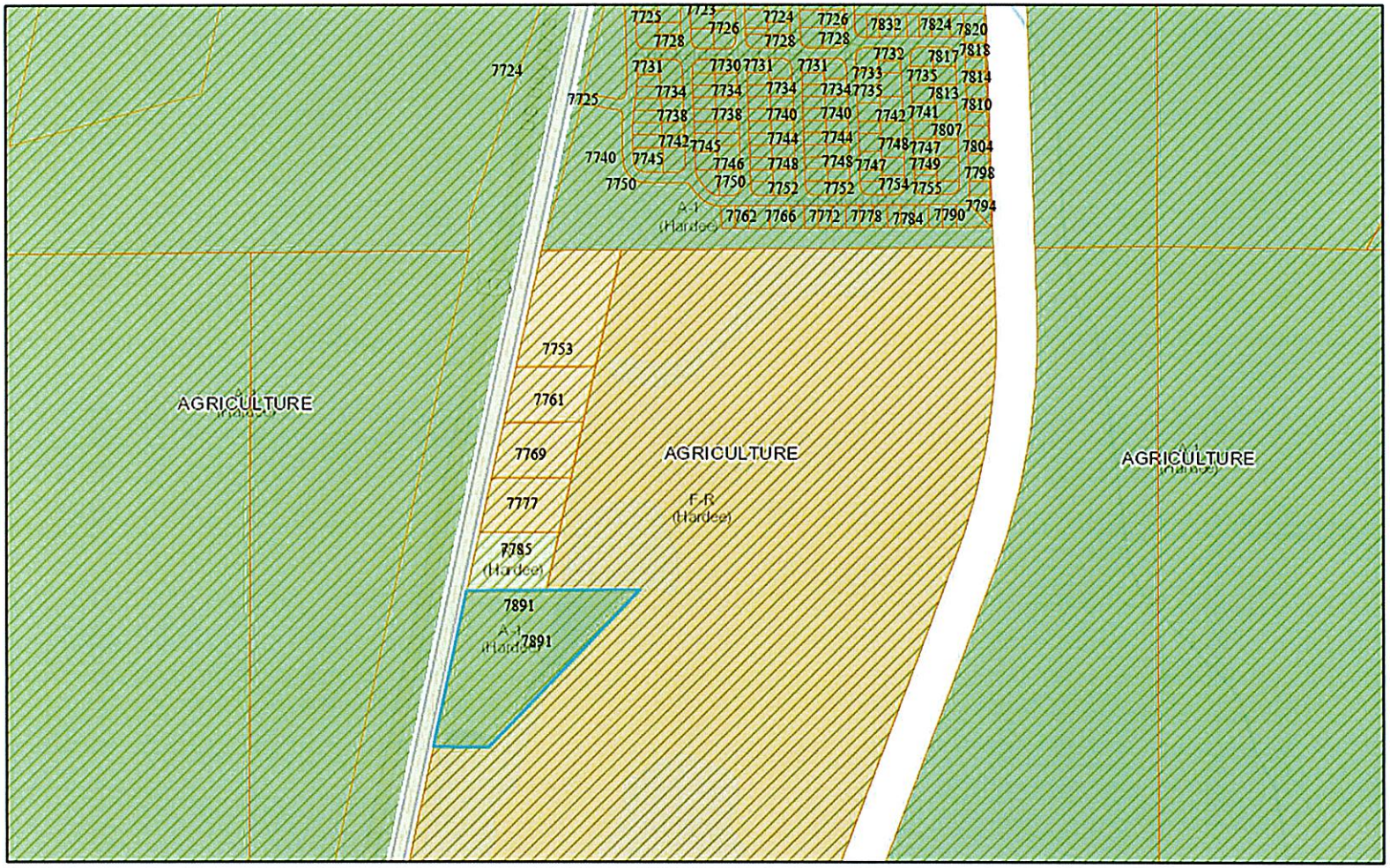
Recommendation:

Staff recommends **APPROVAL** of REZ 25-59 as Ordinance 2024-02 to the Planning/Zoning Board, which proposes to Rezone the 3.42 +/- acre parcel of land from A-1 (Agriculture) to C-1 (Neighborhood Commercial) recommends the Board recommend **APPROVAL** of the Rezoning request to the Board of County Commissioners.

Attachments: Location Map
Zoning/FLU Map
Flood and Wetlands Map
Aerial Map


SOLMART SOUTHWEST FLORIDA REZONING - LOCATION MAP
US Hwy 17 S
17
Brookside Blvd
Golf Blvd
7724
7725
7740
7750
7753
7761
7769
7777
7785
7891
7891
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Esri, Inc., City of Naperville, Illinois
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Parcels WFS - Parcels
Address Point

SOLMART SOUTHWEST FLORIDA REZONING - ZONING/FLU MAP



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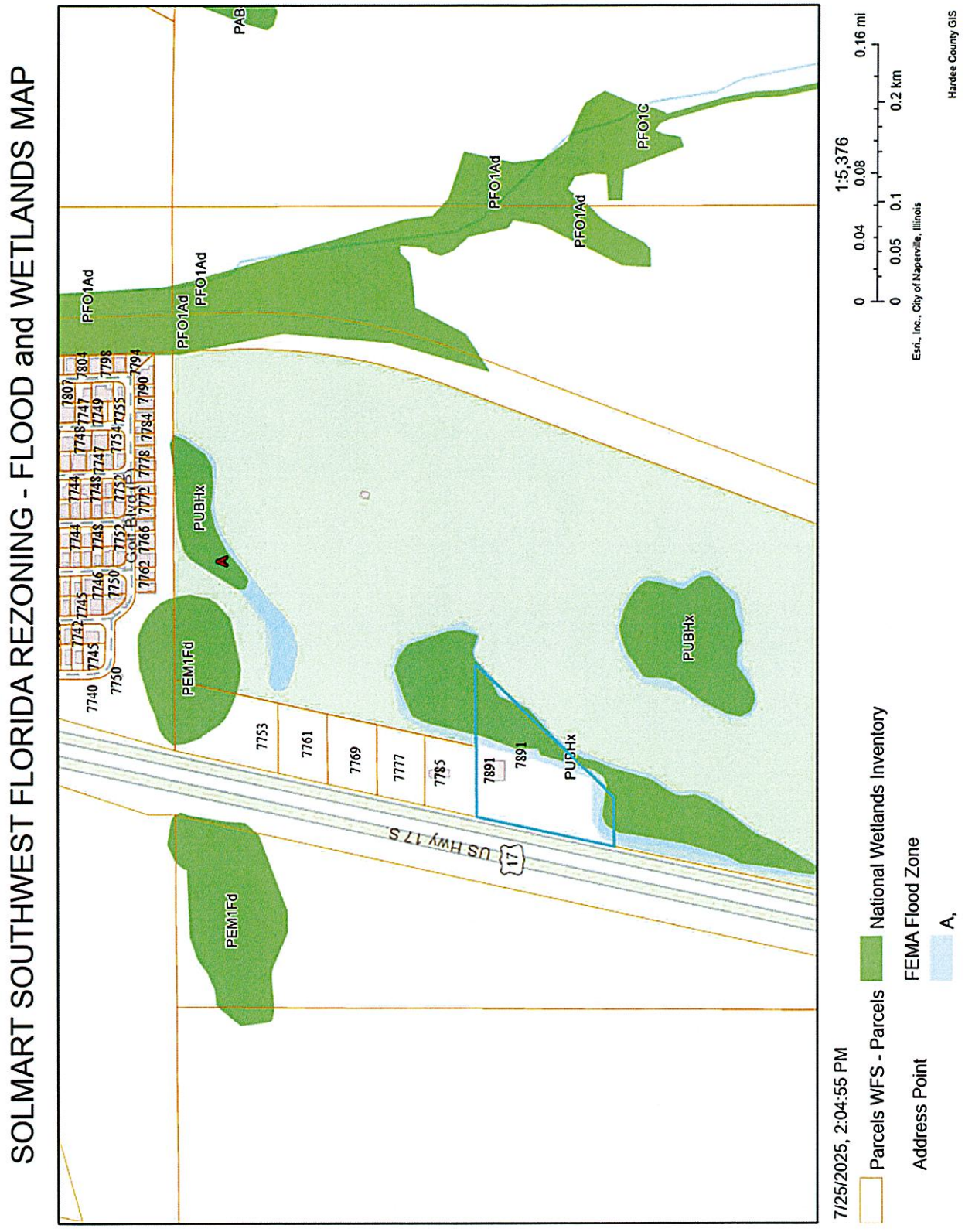
Parcels WFS - Parcels
Address Point

Future Landuse (County)
AGRICULTURE
COMMERCE PARK
CONSERVATION
HIGHWAY MIXED USE
INDUSTRIAL
PUBLIC INSTITUTIONAL
RECREATION
RESIDENTIAL LOW

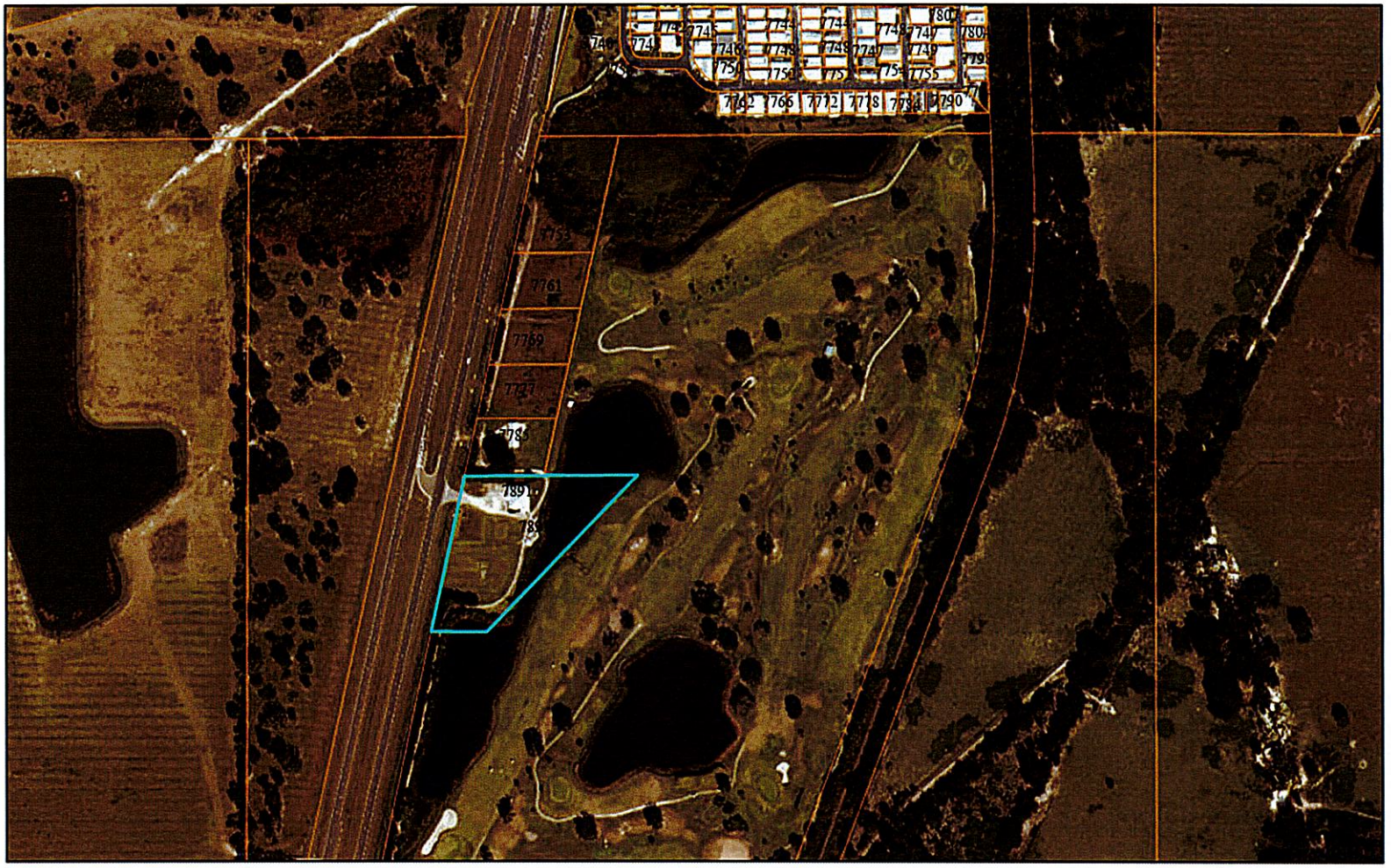
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Hardee County GIS
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SOLMART SOUTHWEST FLORIDA REZONING - FLOOD and WETLANDS MAP
PAB
PFO1Ad
PFO1C
PUBHx
PEM1Fd
A
Golf Blvd (P)
7740
7750
7753
7761
7769
7777
7785
7891
US HWY 17 S
17
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Address Point
National Wetlands Inventory
FEMA Flood Zone
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Hardee County GIS

SOLMART SOUTHWEST FLORIDA REZONING - AERIAL MAP



Supplemental Analysis

1. **A legal description of the property, including the size of the area in acres;**

Commence at the NE corner of Section 10, Township 36 South, Range 25 East, Hardee County, Florida; thence run North 89°54'46" West, along the south line of Brookside Bluff Park Model Resort as recorded in Plat Bar 66, Page 2, of the Public Records of Hardee County, Florida, a distance of 1,774.20 feet to the East right-of-way line of State Road 17; thence run South 12°57'14" West, along said right-of-way, a distance of 1,006.38 feet to the Point of Beginning; thence continue South 12°57'14" West, along said right-of-way, a distance of 460.20 feet; thence run South 89°49'22" East a distance of 160.00 feet; thence run North 44°43'30" East a distance of 629.75 feet, then run North 89°49'22" West a distance of 500 feet to the Point of Beginning. Together with Easements described in Guy Anchor Access and Maintenance Easement Agreement recorded in O.R. Book 515, Page 231, Public Records of Hardee County, Florida.

2. **A description of the proposed rezoning, specifying the goals, objectives and policies of the Comprehensive Plan that it supports and advances;**

The applicant proposes to change the zoning of approximately 3.42 acres located at 7891 S US Highway 17, Zolfo Springs, FL, 33890, from A-1 Agriculture District to C-1 Neighborhood Commercial District. The request supports the following goals, objectives, and policies of the Hardee County Comprehensive Plan as summarized:

A. Future Land Use Element

Objective L1
Policy L1.7

Summary: Direct growth to appropriate locations that support rural character while providing necessary services.

The property is located along a major transportation corridor (US 17) and has existing infrastructure improvements (i.e., turn lane, utility access). The conversion to Rural Center supports a modest increase in commercial intensity in a location already partially developed and contextually surrounded by recreational and residential uses (existing and proposed RV parks, existing golf course), maintaining compatibility with the surrounding area.

Summary: Rural Centers are intended to provide services to meet the day-to-day needs of the surrounding rural population and traveling public.

The proposed zoning change supports neighborhood commercial and service-oriented development that can serve RV resort residents, tourists, and rural residents, in line with the intent of the Rural Center designation.

Objective L1
Policy L1.1

Summary: Discourage urban sprawl and promote compact, orderly development patterns.

This development makes efficient use of an existing developed site with limited environmental value, rather than extending development into undeveloped greenfield areas. It proposes adaptive reuse of a long-standing radio station site and makes use of existing roadway infrastructure.

B. Economic Development Element

Objective E1.1
Policy E1.1.2

Summary: Promote a diversified economy by supporting small business development and adaptive reuse of existing structures.

Reclassifying this site from A-1 Agriculture District to C-1 Neighborhood Commercial District will

facilitate infill development and reuse of an underutilized property for potential commercial or service-related uses. This aligns with post-COVID economic trends, where hybrid work and digital media have reshaped commercial space needs.

Objective E1.3
Policy E1.3.1

Summary: Encourage commercial development in areas with existing infrastructure and market demand.

The turn lane and highway frontage indicate existing infrastructure capacity, and the presence of nearby RV parks and growing recreational development support a demand for goods and services that could be met by this site.

C. Infrastructure Element

Goal I1

Summary: Provide infrastructure in a cost-effective, efficient manner that supports planned growth.

No major extension of infrastructure is needed to support this development. It takes advantage of US 17 access, existing roadway improvements, and onsite stormwater management (retention pond), minimizing additional service burdens.

D. Conservation Element

Goal C1
Objective C1.1

Summary: Development shall be directed away from environmentally sensitive lands.

The site is already disturbed and lacks native vegetation. While a portion of the parcel lies in a Special Flood Hazard Area (Zone A), this is already accounted for by the existing retention area. No wetland or habitat loss will occur, and appropriate floodplain management practices can be employed in future redevelopment.

3. A detailed map showing the location of the property in the County, existing land use, existing surrounding land uses; existing zoning and boundaries of the zoning district, and the proposed boundaries of the rezoned district

See attached maps.

4. The location of existing sewer service and potable water facilities to the development site and whether or not the existing facilities will serve the new development;

The property is currently served by an on-site well, and septic system. The existing facilities will continue to serve the development until facilities become available in the future. A Utilities Map is attached further indicating water and wastewater are not currently available.

5. The functional classification of all roadways that will be impacted by development permitted by the proposed zoning district, with current and estimated future daily traffic volumes;

The subject property is located along U.S. Highway 17 South, a four-lane divided principal arterial roadway. The posted speed limit for the segment between the DeSoto/Hardee County line and County Road 634 (Segment ID 06010000) ranges from 60 to 65 miles per hour. According to the Florida Department of Transportation, this segment currently carries an Annual Average Daily Traffic (AADT) volume of 12,400 trips.

Based on current volumes, the roadway operates at a Level of Service (LOS) B, which reflects stable traffic flow with minimal delays. An increase of approximately 28,300 daily trips would be necessary to reduce the LOS to C. Given the existing improvements on the 3.24-acre parcel, no increase in traffic volumes is anticipated at this time. Moreover, under any reasonable development scenario, the site would not generate

sufficient traffic to degrade LOS below D, which is the minimum acceptable standard established by Hardee County.

6. **The location of all public and private streets, driveways and utility easements within and adjacent to the site;**

   An aerial map is attached, illustrating the location of South U.S. Highway 17, which runs along the western boundary of the subject property. A driveway connection providing access to the highway is visible on the west side of the parcel.

   Additionally, the attached easement map identifies the nearest easements in proximity to the site. One easement runs east to west, adjacent to the northern boundary of the property. Another easement runs north to south, terminating at the southwest corner of the parcel.

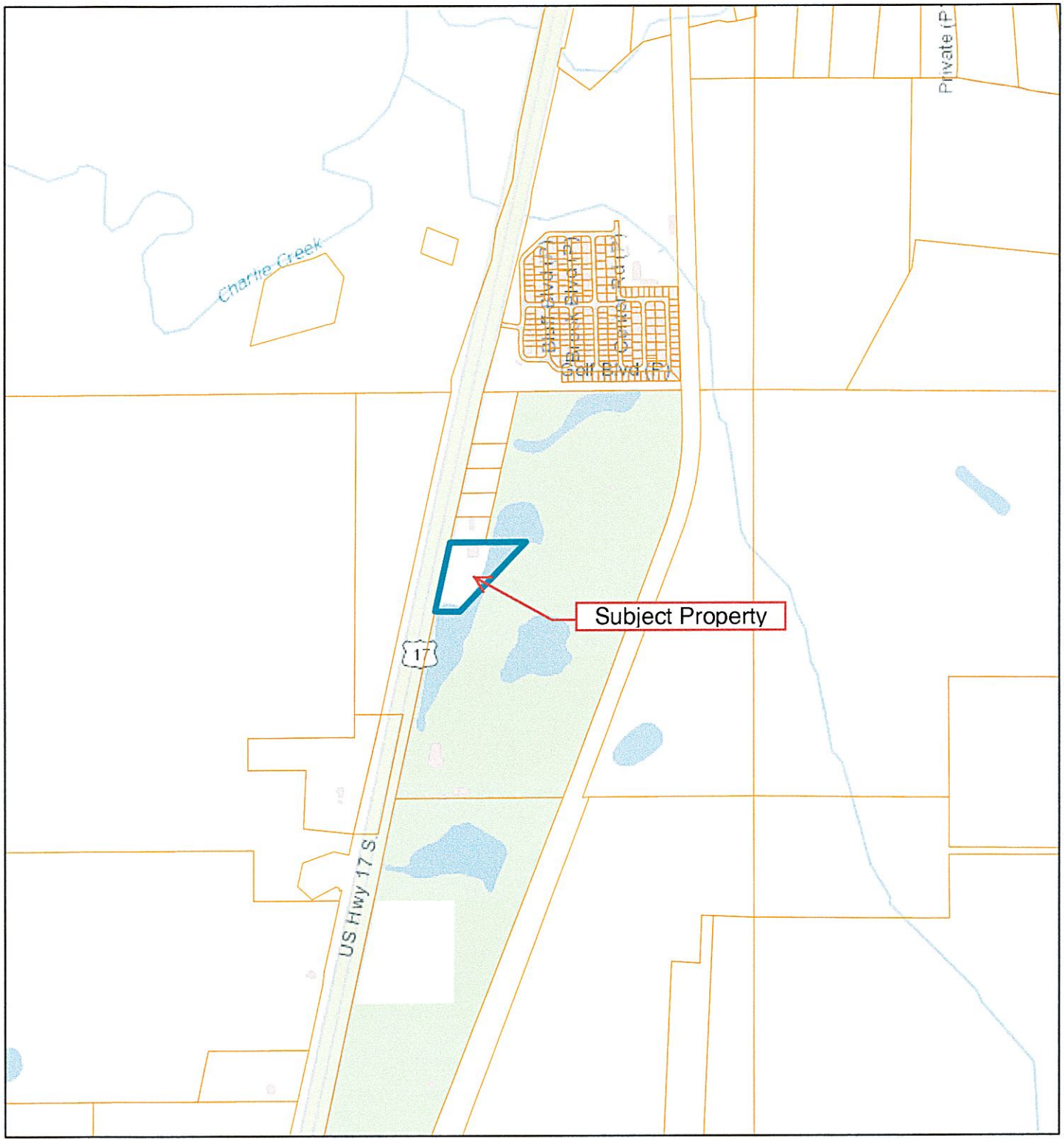
7. **A description of the terrain and the vegetation on the site, including an aerial photograph of the site itself, and in relation to surrounding properties;**

   The site is devoid of natural vegetation and has been functionally improved with a radio tower and a 3,570-square-foot control/radio station. The slope is gentle, ranging from 55 feet to 60 feet. Attached is an aerial map showing the site itself in relation to surrounding properties.

8. **An inventory and description of surface water and wetlands; and any floodplains on the site;**

   The National Wetlands Inventory indicates approximately one (1) acre of wetlands on the subject property. The same area is identified as Special Flood Hazard Area A by FEMA. Maps are attached for reference. No wetland or habitat loss will occur by the approval of this rezoning, and appropriate floodplain management practices can be employed in future redevelopment.

Location Map



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Parcels WFS - Parcels

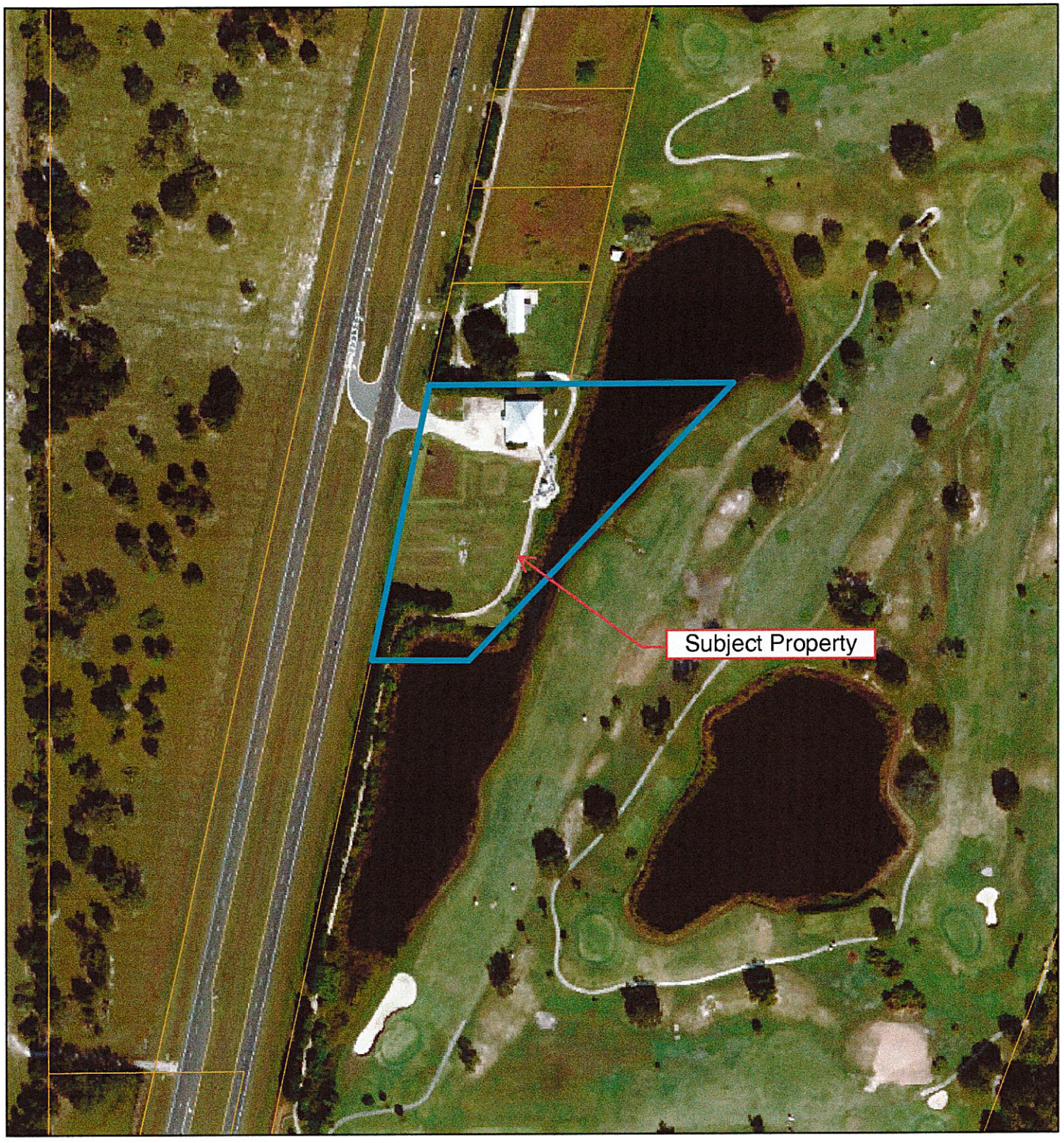
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Aerial Map



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Parcels WFS - Parcels

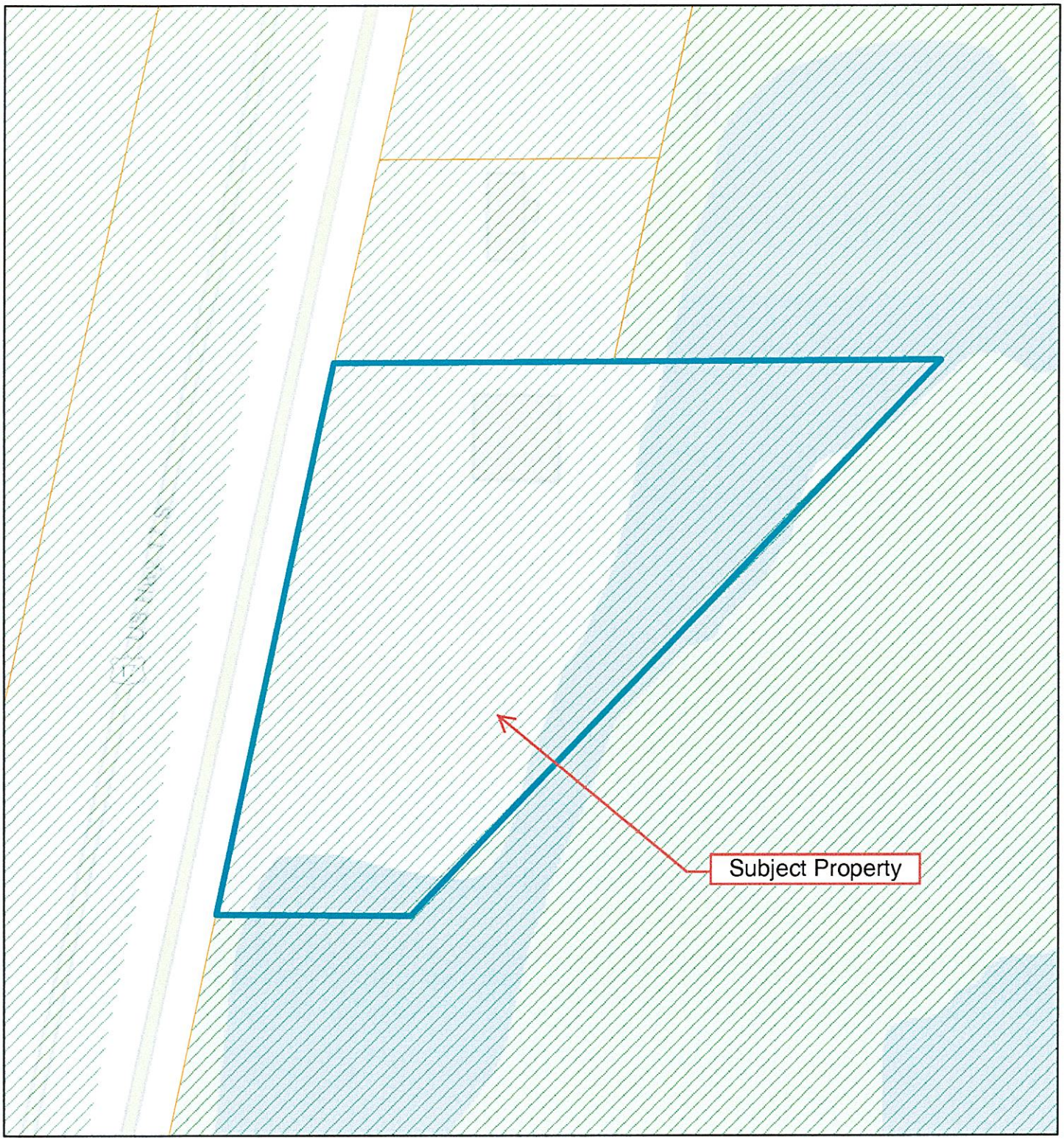
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State of Florida, Maxar, Microsoft

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Future Land Use Map



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Parcels WFS - Parcels

Future Landuse (County)

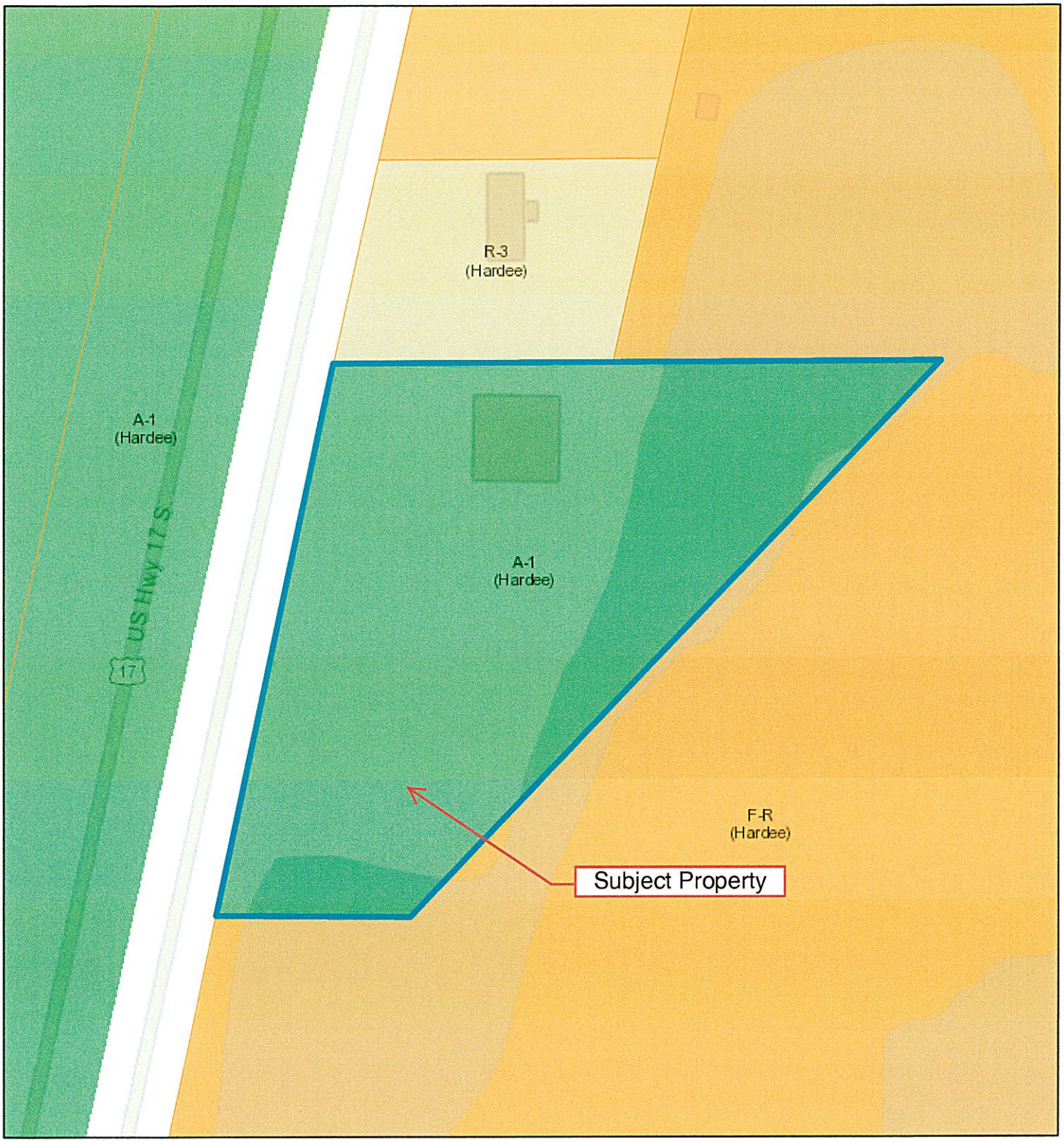
- AGRICULTURE
- COMMERCE PARK
- CONSERVATION
- HIGHWAY MIXED USE
- INDUSTRIAL
- PUBLIC INSTITUTIONAL
- RECREATION
- RESIDENTIAL LOW
- RESIDENTIAL MEDIUM
- RESIDENTIAL HIGH

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Zoning Map



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Parcels WFS - Parcels

Zoning (County)

- A-1
- C-1
- C-2
- C/IBC
- F-R
- I-1
- I-2
- P-I
- P-R
- PUD
- R-1
- R-2
- R-3

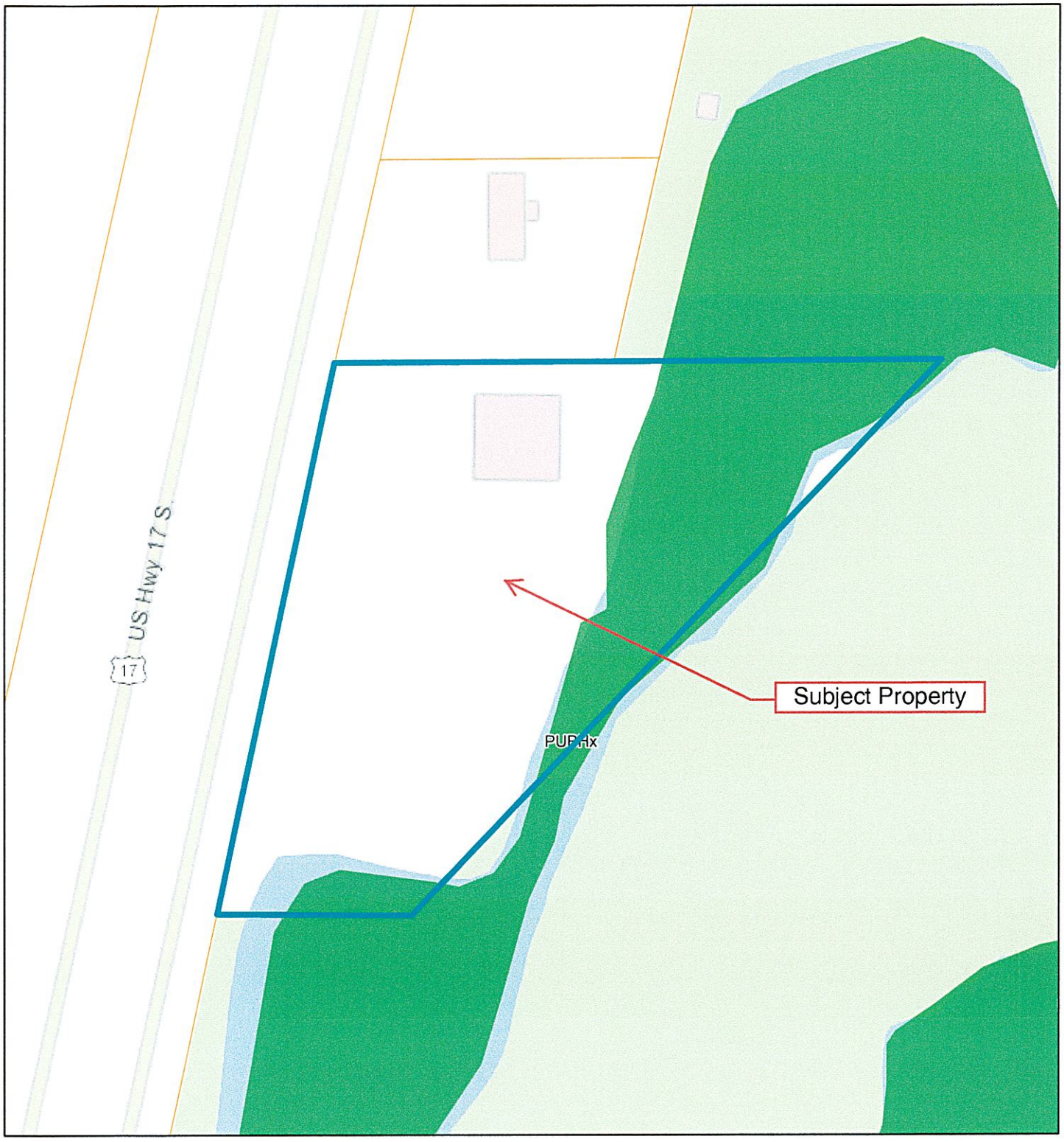
Zoning (Zolfo Springs)

- A-C - Agriculture/SF Residential
- R-1A - Single Family Residential

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National Wetlands Inventory Map



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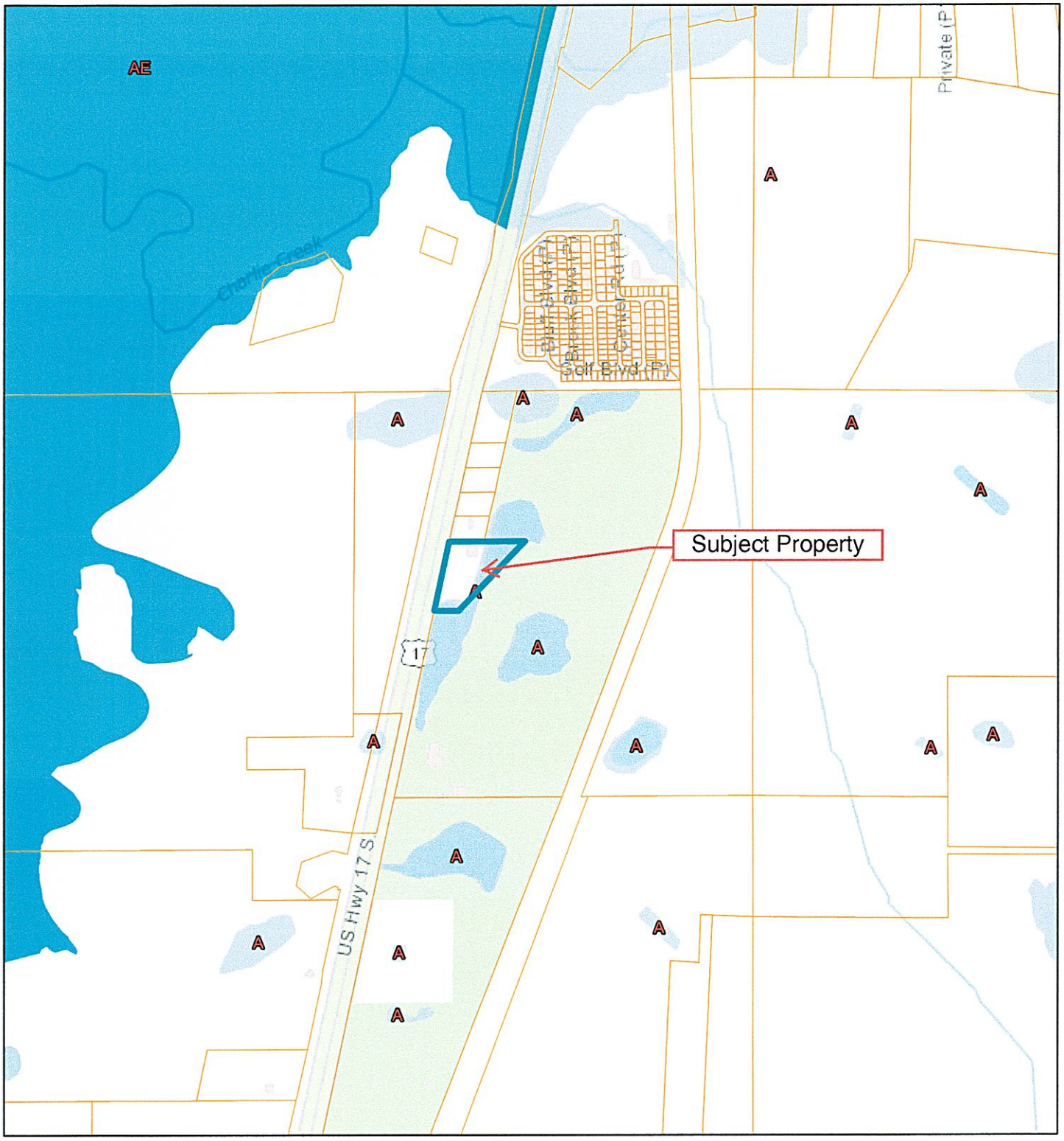
Parcels WFS - Parcels

National Wetlands Inventory

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FEMA Map



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Parcels WFS - Parcels

FEMA Flood Zone

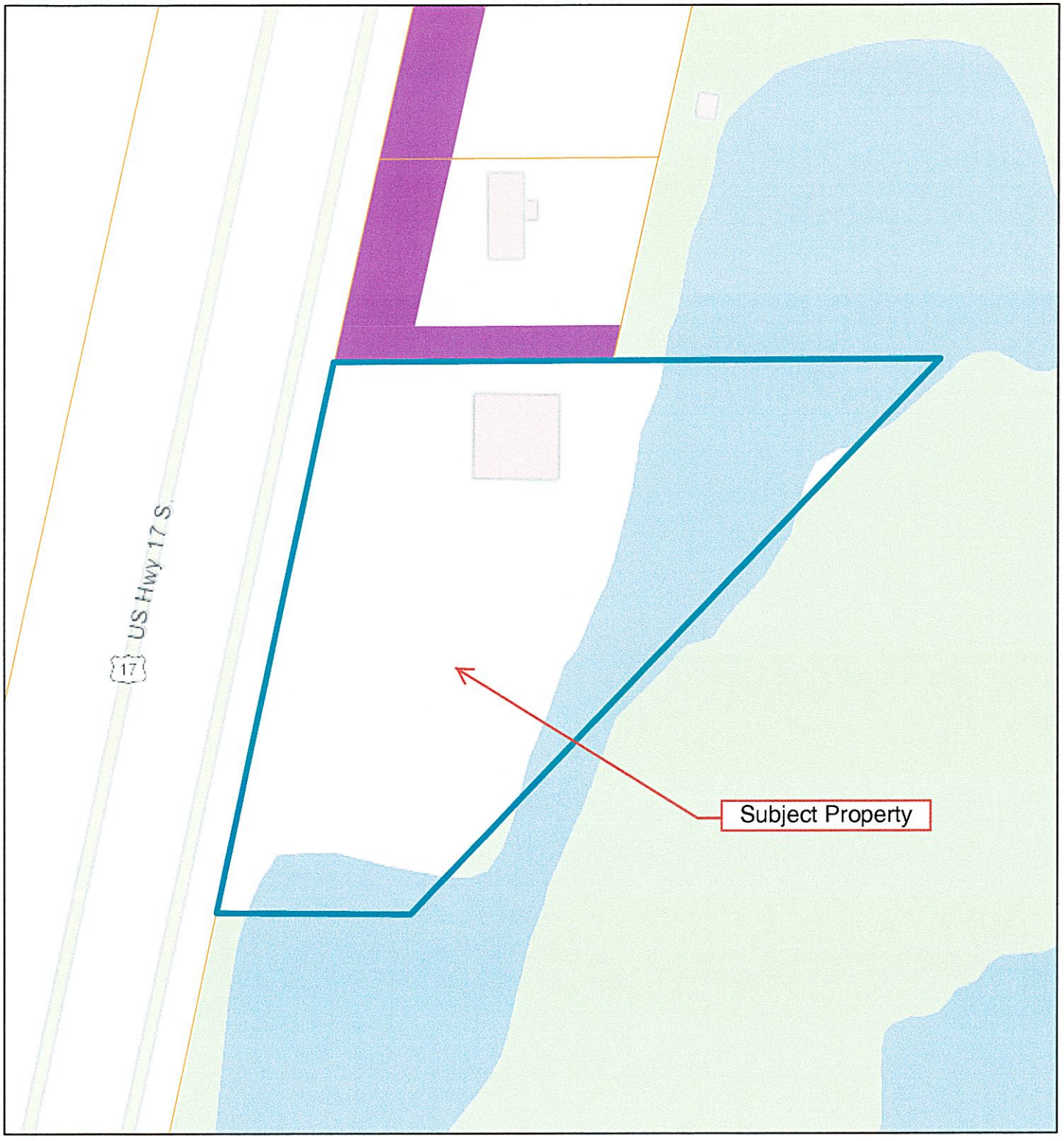
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AE,

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Easements Map



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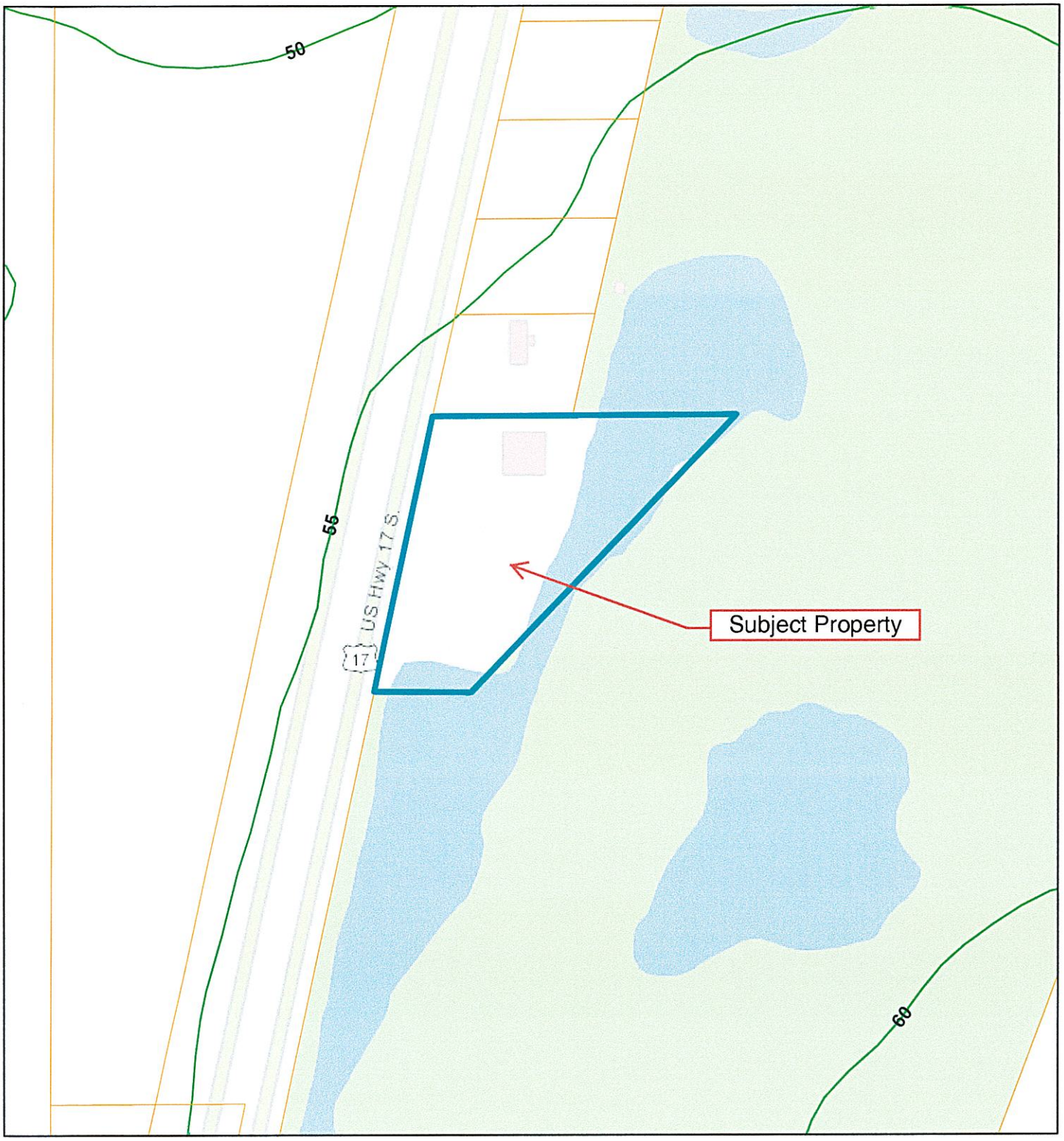
Parcels WFS - Parcels

Easements

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Hardee County GIS
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Elevations Map (5-foot Contours)



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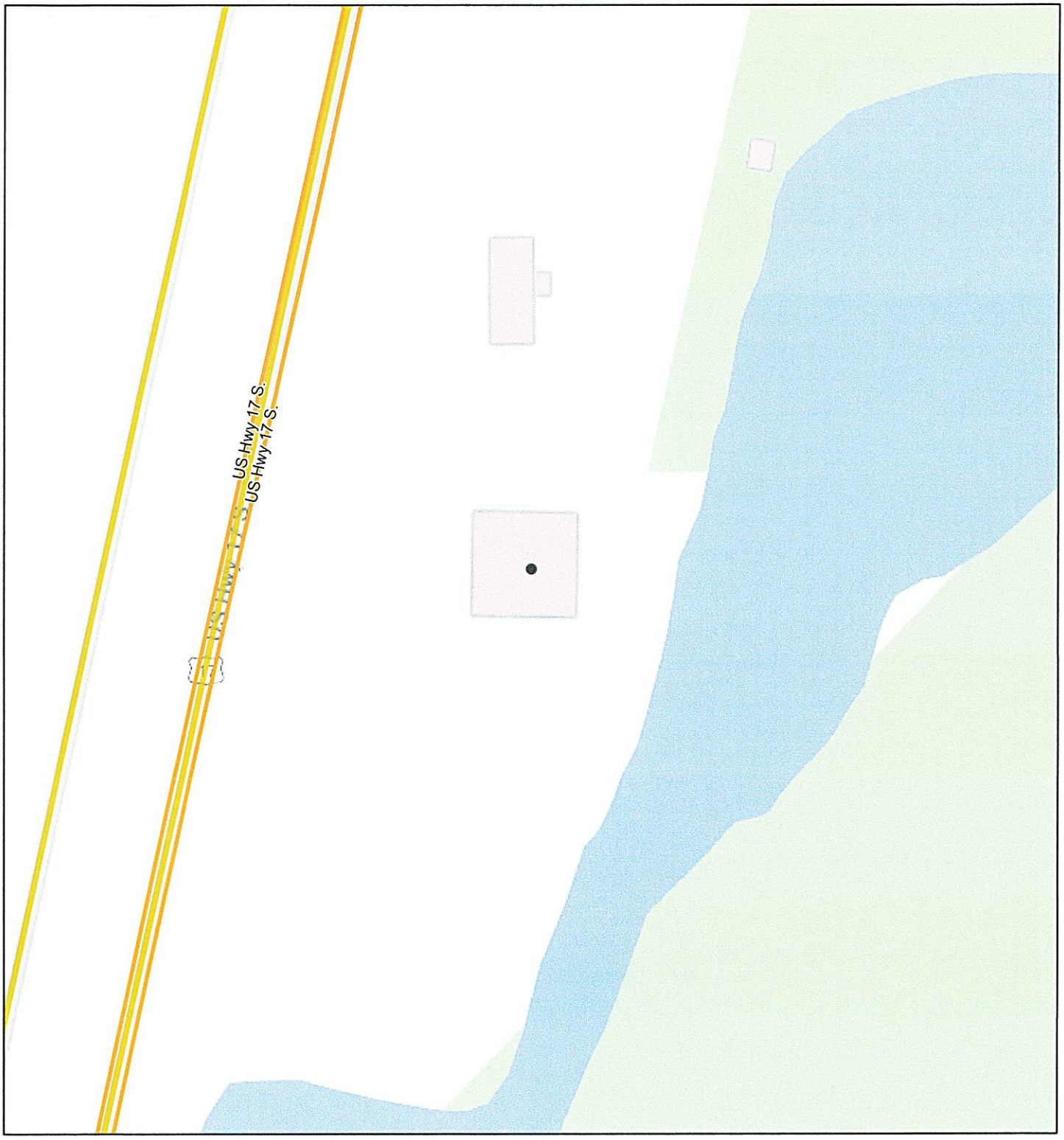
Parcels WFS - Parcels

Elevations

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Road Network Management Map



6/1/2025, 12:51:57 PM

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Major Roads

US Highways

Functional Classification

Highway

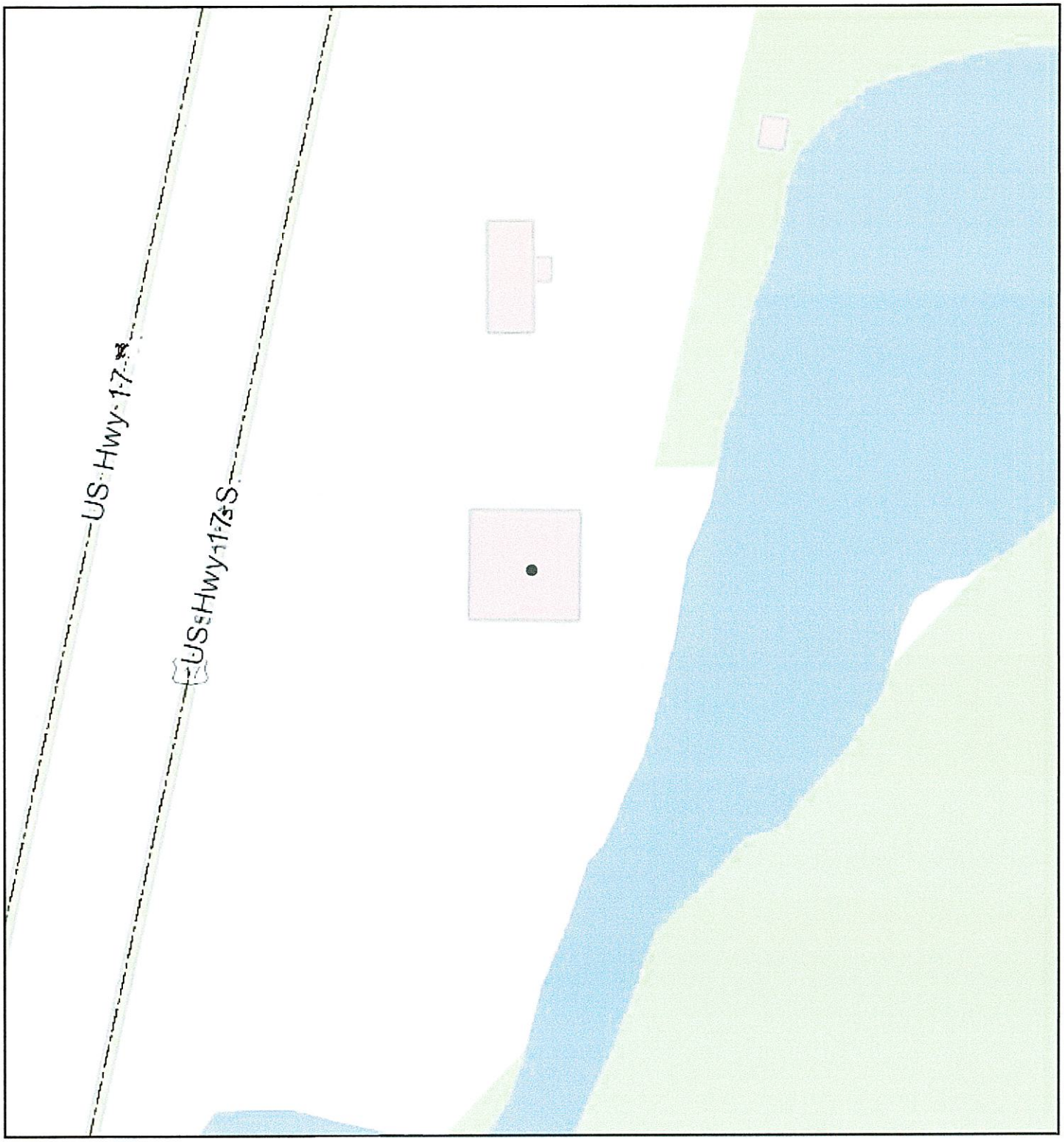
Ownership

Our Agency

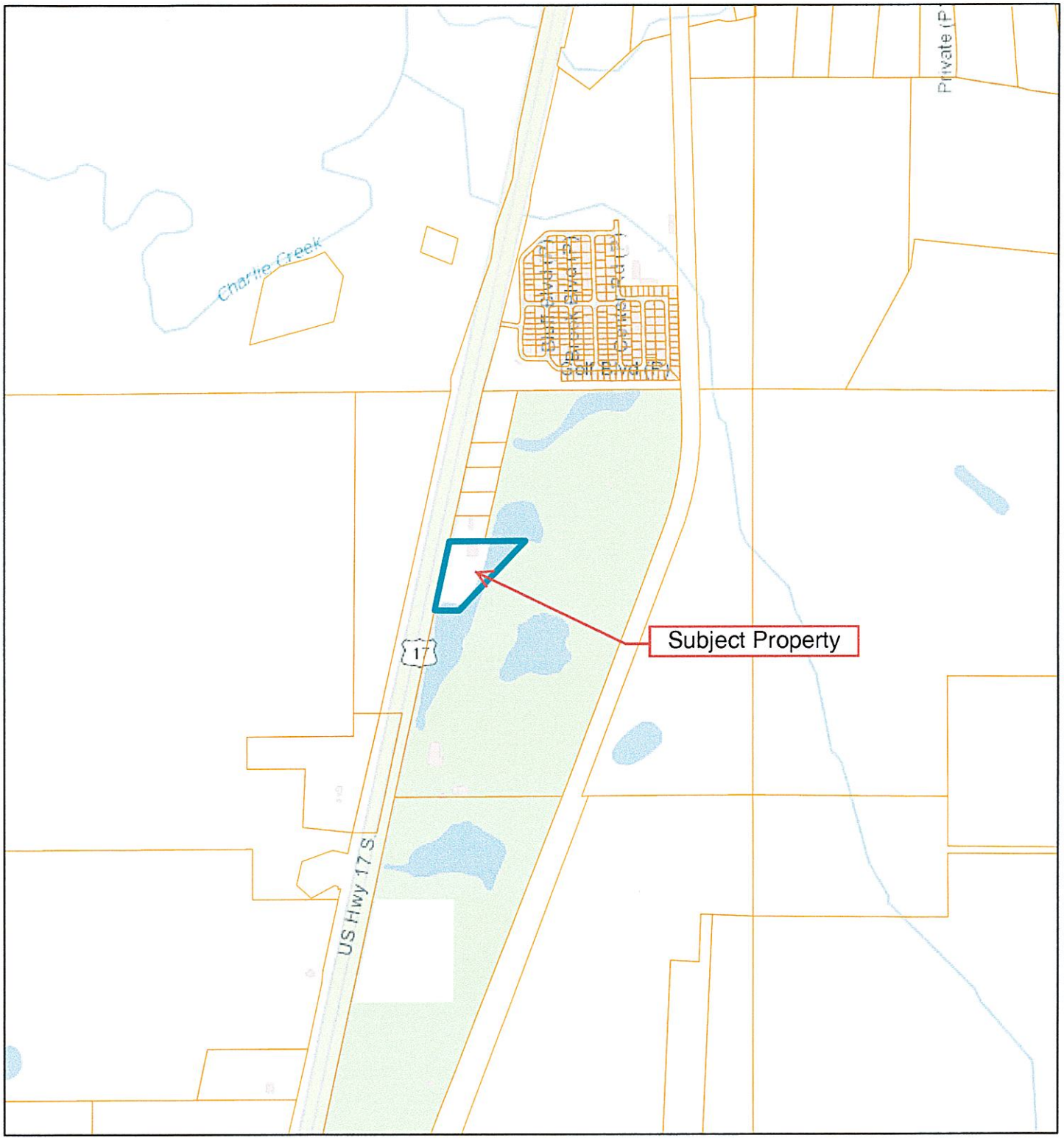
All Roads (Reference)

US Highways

Esri., Inc., City of Naperville, Illinois


US Hwy 17
US Hwy 17 S

Utilities Map (extended view)



6/1/2025, 1:03:58 PM

1:12,500

Parcels WFS - Parcels

0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

Esri., Inc., City of Naperville, Illinois

Hardee County GIS
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AGENDA ITEM NO. 8.C

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE:	August 7, 2025
SUBMITTED BY:	Jorden Eisenstein, Community Development Department
ITEM TYPE:	Appointment
AGENDA SECTION:	**APPOINTMENTS**
SUBJECT:	**Agenda Item No. 25-60 as Ordinance 2025-04,** Solmart Southwest Florida, LLC, as Property Owner(s), has requested approval to amend the Future Land Use Map of the Hardee County Comprehensive Plan from Agriculture to Rural Center of 3.42 +/- acres located in the A-1 zoning district.
SUGGESTED ACTION:	**RECOMMENDED ACTION: Staff recommends the P/Z Board recommend APPROVAL to the BOCC.**

ATTACHMENTS:

Staff Report--Map Amend--Solmart LLC.docx
Consistency with Comp Plan.pdf

Hardee County FLORIDA

STAFF REPORT

Comprehensive Plan Map Amendment

Hardee County Community Development Department

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

Application No:	**25-60**
Ordinance No:	**2025-04**
Request:	Applicant initiated request to amend the Future Land Use designation of a 3.42 +/- acre parcel from Agriculture (AGR) to Rural Center (RCN)
Property Owner/Applicant:	Solmart Southwest Florida LLC 716 Honore Ave Sarasota, FL 34232
Location:	7891 S US Hwy 17 On the East side of the US Hwy 17 S
Parcel Identification:	10 36 25 0000 05550 0000
Site Size:	**3.42** +/-acres
Existing Zoning/Land Use:	**A-1** zoning/**Agriculture**
Surrounding Zoning/Land Use:	North: R-3/AGR South: F-R/AGR East: F-R/AGR West: A-1/AGR
Staff Recommendation:	Staff recommends **APPROVAL** to the Planning and Zoning Board of Ordinance No. 2025-04, a request to amend the Future Land Use designation of a 3.42 +/- acre parcel from Agriculture (AGR) to Rural Center (RCN) located on the east side of S US Hwy 17.

History and Summary of Request:

The property owner is concurrently requesting to rezone from A-1 to C-1 while they are in negotiations to sell the 3.14 acres for commercial use. The property owners must also change the Future Land Use of the subject parcel to Rural Center considering the current Agriculture classification only allows commercial properties to be 3 or less acres in size and at least 2 miles from other commercial development. Therefore, the applicant is requesting a Rural Center designation to align with the neighborhood commercial use

planned for the existing office building.

Findings of Fact:

- *The subject property is located in the Agricultural future land use category and the A-1 (Agriculture) zoning district;*
- *The submitted application is for Parcel ID No. 10-36-25-0000-05550-0000;*
- *The subject property is located on the East side of US Hwy 17;*
- *Most recent Annual Average Daily Traffic (AADT) traffic counts for US Hwy 17 South. are 12,400 (2024); US Hwy 17South is a four-lane divided major arterial road maintained by the FDOT; currently operates at a LOS B.*
- *The subject property is serviced by private well and septic for potable water and sewer.*
- *Best available information identifies some significant wetlands and an A floodzone present that runs down the Eastern half and along a small portion of the southern property line.*

STANDARDS OF EVALUATION

The Planning and Zoning Board shall review every Comprehensive Plan Amendment. In reviewing and formulating recommendations to the Board of County Commissioners on proposed Amendments to the Comprehensive Plan, and particularly, the Future Land Use Element and Future Land Use Map, the Planning and Zoning Board shall specifically consider and evaluate the proposed amendments against the following standards:

1. The proposed Comprehensive Plan Amendment is consistent with the goals of the Hardee County Comprehensive Plan. Objectives and policies of the Comprehensive Plan may be proposed for modification by the Amendment;

   Staff Comment: The proposed amendment and associated development is consistent with Policy L1.7 of the Comprehensive Plan, which designates the Rural Center Future Land Use category as an area where the existence and need for small scale rural clusters of mixed use development. Furthermore, the proposed use is to be located in an area of transition from higher density to lower density residential uses as indicated by the Future Land Use Map, where we see high density developments such as The Bluffs, and moving south to more low density agricultural uses.

2. 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;

   Staff Comment: The proposed amendment and associated development application addresses concurrency Levels of Service, and notes that all LOS standards will be met. Specifically, the no new development is being proposed and therefore the established parks and recreation LOS is not being degraded with the proposed development, and traffic impacts have already been determined to not be affected since the property already has established access via a right-turning lane. Solid waste capacity will not be diminished with the additional generation.

3. 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;

   Staff Comment: The proposed modification of the Future Land Use from Agriculture to Rural Center is compatible with the existing land use patterns and Future Land Use designations. To the south of the subject property, towards Allen Rd, is a cluster of commercial lots for sale, which have a Rural Center Future Land Use classification and an C-1 zoning designation. In addition, to the north, is " The Bluffs" a residential neighborhood. The proposed modification is, therefore, consistent with the character of the community and the existing mixture of zoning and land use categories.

4. 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;

   a. 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;

      Staff Comment: The proposed Future Land Use amendment would only impact the subject 3.42 acre parcel, and would allow the use of the existing non-residential structure as was intended back when the development was built, in 1998. Therefore, the additional the resulting Future Land Use amendment would not result in an overconcentration of a particular use.

   b. 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.

      Staff Comment: As the citrus industry contracts due to diseases, rising costs and market conditions, the need for extensive Agriculture Future Land Use designations diminishes. Therefore, the change of land use is appropriate.

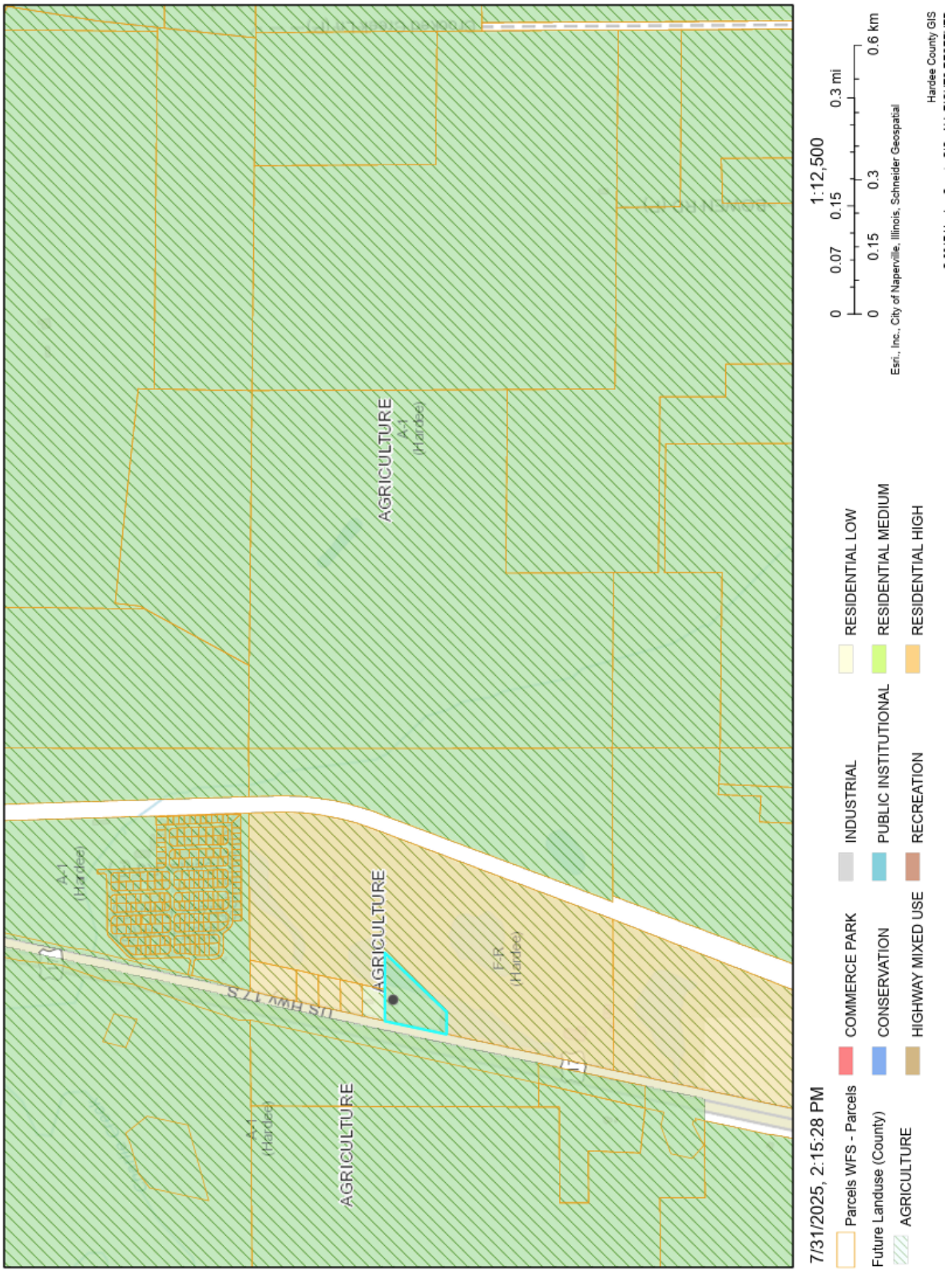
Recommendation:

Staff recommends **APPROVAL** to the Planning/Zoning Board to amend the Future Land Use designation from Agriculture to Residential Low on a 3.42 +/- acre parcel of land located on the east side of US Hwy 17 S, as **ORDINANCE NO. 2025-04** and recommends the Board recommend **APPROVAL** of the Comprehensive Plan Amendment request as **ORDINANCE NO. 2025-04** to the Board of County Commissioners

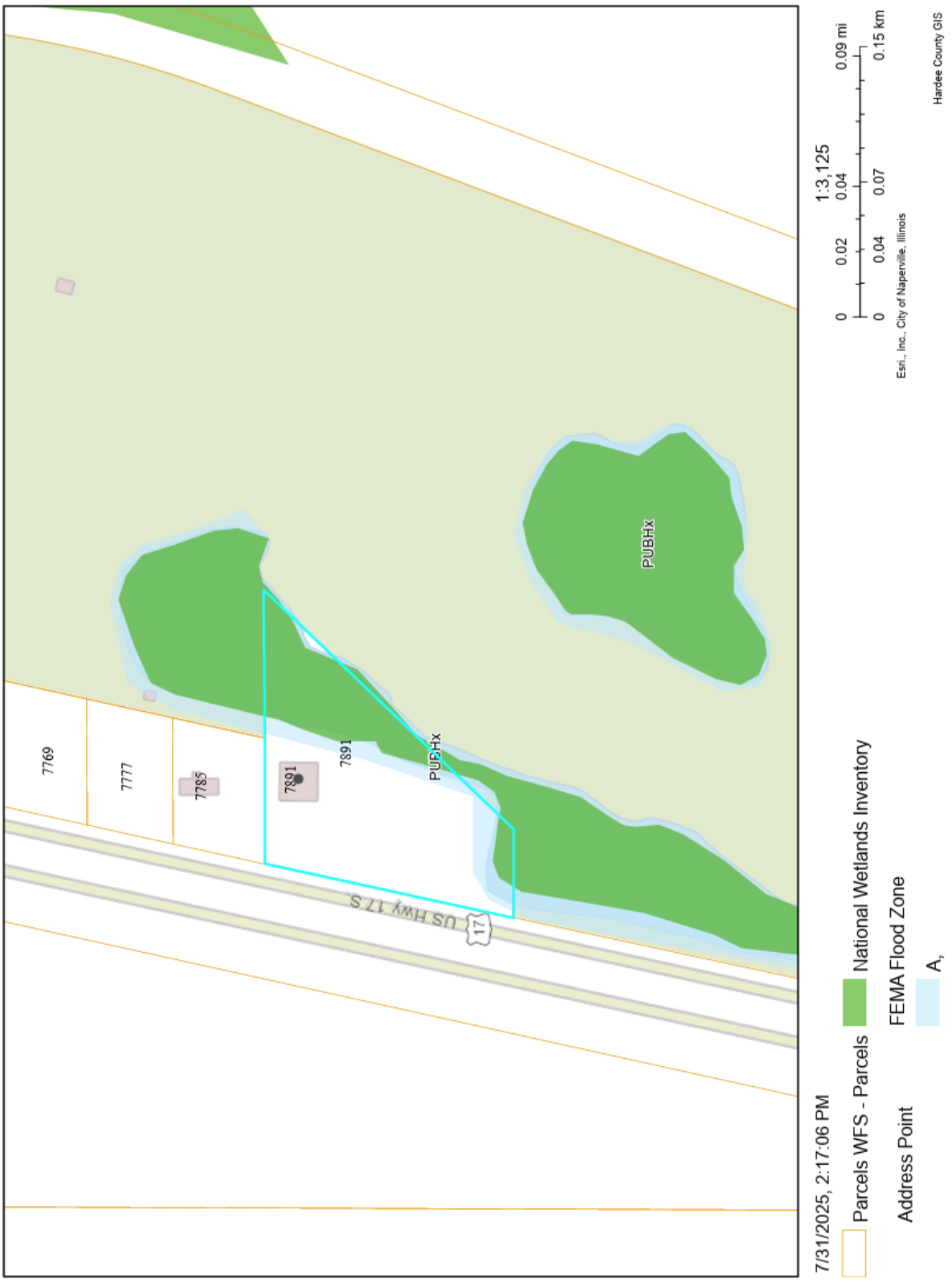
Attachments: Location Map
Zoning/FLU Map
Flood and Wetlands Map
Aerial Map

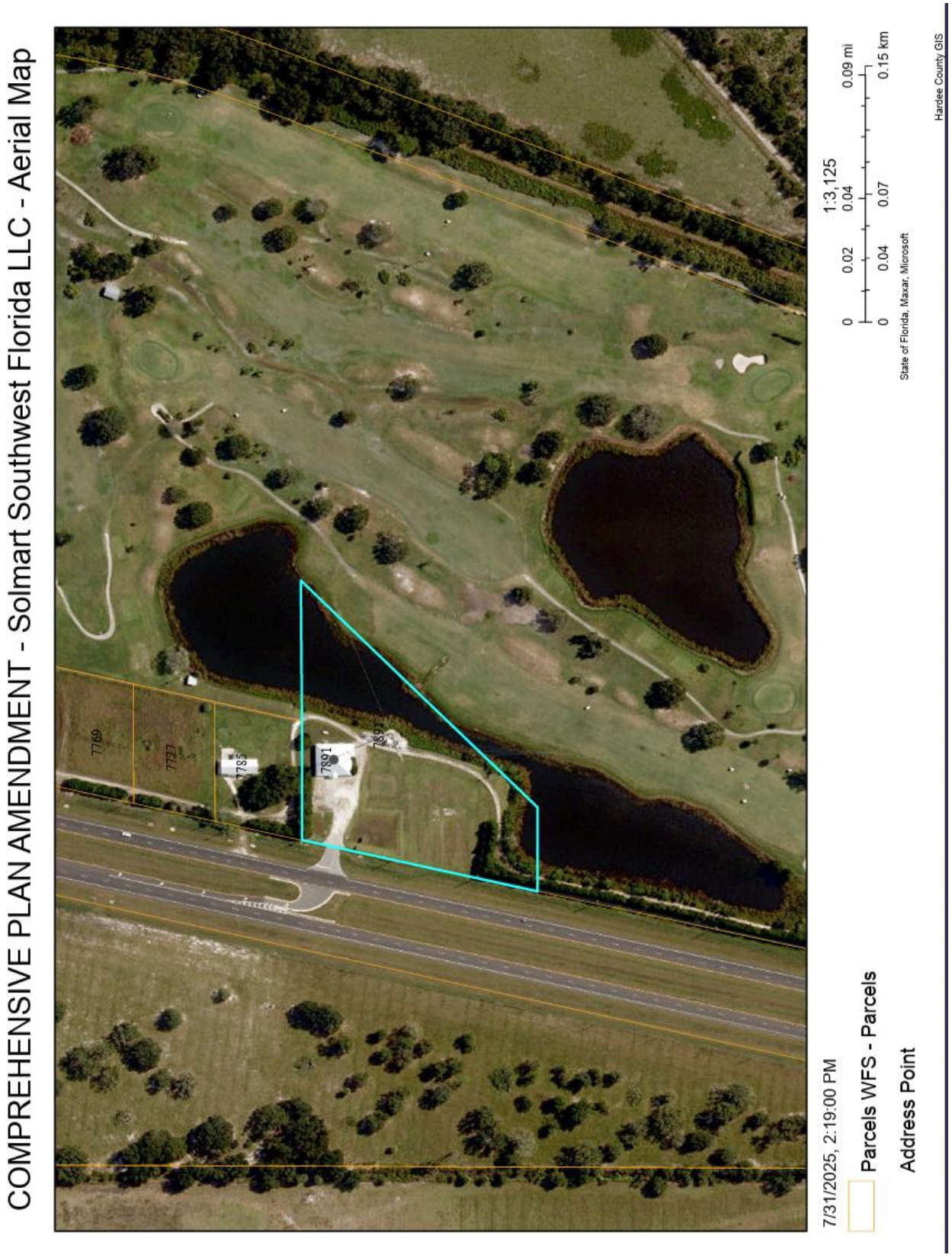

COMPREHENSIVE PLAN AMENDMENT - Solmart Southwest Florida LLC - Location Map
US HWY 17 S
Charlie Creek
7/31/2025, 2:13:14 PM
Parcels WFS - Parcels
1:12,500
0 0.07 0.15 0.3 0.3 mi
0 0.15 0.3 0.6 km
Esri, Inc., City of Naperville, Illinois
Hardee County GIS

COMPREHENSIVE PLAN AMENDMENT - Solmart Southwest Florida LLC - Zoning/FLU Map



COMPREHENSIVE PLAN AMENDMENT - Solmart Southwest Florida LLC - Flood/Wetlands Map




COMPREHENSIVE PLAN AMENDMENT - Solmart Southwest Florida LLC - Aerial Map
7769
7737
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7891
7/31/2025, 2:19:00 PM
Parcels WFS - Parcels
Address Point
1:3,125
0
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State of Florida, Maxar, Microsoft
Hardee County GIS

Consistency with Comprehensive Plan

A consistency analysis of the Hardee County 2030 Comprehensive Plan indicates the following:

1. Future Land Use Element

Objective L1
Policy L1.7

- *Summary:* Direct growth to appropriate locations that support rural character while providing necessary services.
    - The property is located along a major transportation corridor (US 17) and has existing infrastructure improvements (i.e., turn lane, utility access). The conversion to **Rural Center** supports a modest increase in commercial intensity in a location already partially developed and contextually surrounded by recreational and residential uses (existing and proposed RV parks, existing golf course), maintaining compatibility with the surrounding area.

- *Summary*: Rural Centers are intended to provide services to meet the day-to-day needs of the surrounding rural population and traveling public.

    - The proposed land use change supports neighborhood commercial and service-oriented development that can serve RV resort residents, tourists, and rural residents, in line with the intent of the Rural Center designation.

Objective L1
Policy L1.1

- *Summary*: Discourage urban sprawl and promote compact, orderly development patterns.

    - This development makes efficient use of an existing developed site with limited environmental value, rather than extending development into undeveloped greenfield areas. It proposes adaptive reuse of a long-standing radio station site and makes use of existing roadway infrastructure.

---

2. Economic Development Element

Objective E1.1
Policy E1.1.2

- *Summary:* Promote a diversified economy by supporting small business development and adaptive reuse of existing structures.

    - Reclassifying this site from Agricultural to Rural Center will facilitate infill development and reuse of an underutilized property for potential commercial or service-related uses. This aligns with post-COVID economic trends, where hybrid work and digital media have reshaped commercial space needs.

Objective E1.3
Policy E1.3.1

- *Summary*: Encourage commercial development in areas with existing infrastructure and market demand.
    - The turn lane and highway frontage indicate existing infrastructure capacity, and the presence of nearby RV parks and growing recreational development support a demand for goods and services that could be met by this site.

---

3. Infrastructure Element

Goal I1

- *Summary*: Provide infrastructure in a cost-effective, efficient manner that supports planned growth.
    - No major extension of infrastructure is needed to support this development. It takes advantage of US 17 access, existing roadway improvements, and onsite stormwater management (retention pond), minimizing additional service burdens.

---

4. Conservation Element

Goal C1
Objective C1.1

- *Summary:* Development shall be directed away from environmentally sensitive lands.
    - The site is already disturbed and lacks native vegetation. While a portion of the parcel lies in a **Special Flood Hazard Area (Zone A)**, this is already accounted for by the existing retention area. No wetland or habitat loss will occur, and appropriate floodplain management practices can be employed in future redevelopment.

Summary of Alignment

The proposed FLU amendment from **Agricultural** to **Rural Center** is:

- Context-sensitive and compatible with surrounding development patterns;
- Supportive of rural economic diversification goals;
- In line with infrastructure and environmental management objectives; and
- Reflective of evolving land use needs following long-term technological and recreational trends.

AGENDA ITEM NO. 8.D

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE: August 7, 2025

SUBMITTED BY: Jorden Eisenstein, Community Development Department

ITEM TYPE: Appointment

AGENDA SECTION: **APPOINTMENTS**

SUBJECT: **Agenda Item No. 25-63,** T & G, as Property Owner(s), has requested approval of a Special Exception use to allow for the existing warehouse to be utilized for wholesale fiberglass septic tank storage on a total of 11.0 +/- acres in the A-1 (Agriculture) zoning district, Agricultural Future Land Use category.

SUGGESTED ACTION:

RECOMMENDED ACTION: Staff recommends the P/Z to recommend APPROVAL to the BOCC.

ATTACHMENTS:
Staff Report--SE-- Garza Rd.docx
concept plan.docx

Hardee County FLORIDA

STAFF REPORT

Special Exception

Hardee County Community Development Department

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

Application No:	**25-63**
Request:	Applicant is requesting approval of a Special Exception use to allow the property owner to utilize the existing structures as a non-retail commercial warehouse to store fiberglass septic tanks for wholesale, on two separate parcels totaling 11.0 +/- acres, located on the Eastside of Garza Rd.
Property Owner/Applicant:	T & G **Co:** Mikell Thompson PO Box 1017 Zolfo Springs, FL 33890
Location:	2798 Garza Rd On the East side of the Garza Rd
Parcel Identification:	25 34 25 0000 01360 0000 25 34 25 0000 01370 0000
Site Size:	**11.0** +/-acres
Existing Zoning/Land Use:	**A-1** zoning/**Agriculture**
Surrounding Zoning/Land Use:	North: A-1/AGR South: A-1/AGR East: A-1/AGR West: A-1/AGR
Staff Recommendation:	Staff recommends **APPROVAL** to the Planning and Zoning Board of Agenda No. 25-63, a Special Exception request to allow the property owner to utilize the existing structures as a non-retail commercial warehouse to store fiberglass septic tanks for wholesale, on two separate parcels totaling 11.0 +/- acres, located on the Eastside of Garza Rd.

History and Summary of Request:

The site was previously known as Orange Enterprises Inc. The current property owner(s) are in negotiations to sell both parcels to a business owner who is seeking to utilize the existing 14,400-sf warehouse, 960-sf office and accessory structures for the storage of wholesale septic tanks. Hardee County Unified Land Development Code Table 3.03.00(A), specifies that a non-retail, commercial storage use in the A-1 zoning district requires approval of a Special Exception. Contingent upon approval, the new property owner will submit a Site Development Plan for the wholesale storage business.

Procedure

Hardee County Unified Land Development Code Table 3.03.00(A) says any use or structure not specifically, provisionally, or by reasonable implication incidental to a use permitted here, or permissible by Special Exception may be allowed as a Special Exception. The standards for review of a special exception application are outlined in Article 9, Section 9.08.00, which staff has utilized to review the application.

Staff Analysis

Findings of Fact:

- *The site of the request is located in the Agriculture future land use category and the A-1 (Agriculture) zoning district.*
- *The submitted application is for a storage of wholesale fiberglass septic tanks on two separate parcels, Parcel ID# 25 34 25 0000 01360 0000 and Parcel ID# 25 34 25 0000 01370 0000.*
- *The site is located on the west side of Garza Rd.*
- *Garza Road is a chipseal asphalt County-maintained roadway and is classified as a Local Road. There is not a recorded AADT for Garza Rd but provides access to both SR 66 and Steve Roberts Special. The the average daily traffic count for SR 66 (Principal Arterial) in 2024 was 6200 and 750 for Steve Roberts Special (Minor Collector).*
- *Water and wastewater will be provided via an existing private well and septic tank/drainfield system.*
- *Best available information identifies no flood or wetlands on the site.*

STANDARDS OF REVIEW

Article 9, Section 9.08.04(C), Standards of Review for Special Exceptions are as follows:

(1) Whether and to what extent, the Special Exception use at the particular location for which it is proposed, is necessary or desirable and in the interest of furthering the Comprehensive Plan, of providing for the public convenience, or of contributing to the general welfare of Hardee County.

The proposed Special Exception will allow the utilization of an older factory warehouse building that is not currently in use and turn it into a new business.

(2) Whether and to what extent all steps have been taken by the developer to minimize any adverse effects of the Special Exception use on the immediate vicinity and on the health, safety and welfare in general.

The proposed storage warehouse will be using existing structures minimizing the need for new construction.

(3) Whether and to what extent, planned or proposed public and private developments may be adversely affected by the Special Exception use.

There are no planned public or private developments in the vicinity of this request.

(4) Whether and to what extent, existing zoning and land use in the vicinity of the Special Exception use require special considerations and conditions.

No other private or public development is planned in the vicinity of this request.

(5) Whether and to what extent, the proposed Special Exception is compatible with the following standards:

(a) Whether one or more of the following design standards proposed for the subject property will differ substantially from the design standards currently allowed for any of the adjacent properties, such as:

Yards, Setbacks, Height, Lot Coverage, Impervious Surface Coverage, Parking, Hours of Operation

All existing structures would've had to meet the standards of the code at that time and no new construction is being proposed. Any future development will be required to submit a Site Development Plan.

(b) Whether the intensity or density of use will be greater or lesser than that currently permitted for adjacent or currently existing properties.

The intensity or density of use will not be increased.

(c) Whether the proposed change in land use will adversely alter the existing land use pattern.

The proposed use is not predicted to alter the existing land use pattern. The previous use of the citrus workhouse was ancillary with the surrounding cropland, however with the citrus industry declining the land uses will most likely also change over time.

(d) Whether the proposed change in land use will significantly increase traffic congestion or otherwise affect public safety.

The proposed operation is not expected to significantly increase traffic or adversely impact the area.

(e) Whether the proposed change in land use will adversely affect the drainage of the property.

There is no new construction being proposed and the use will not adversely impact the drainage of the property.

(f) *Whether the proposed change in land use will decrease the quality of water, air or light to adjacent properties.*

No change in the quality of water, air or light is expected as a result of the proposed use.

(6) *Whether the proposed change in land use will adversely affect the property values of the adjacent properties.*

No change in property values is anticipated.

(8) *Whether the proposed change in land use will cause noticeable glare, noise, or odors for the adjacent properties.*

The proposed operations will not exceed that of a standard 40 hour work week schedule and no more than 2-4 employees on-site, to conduct mostly office function and limited number of deliveries, the proposal is not expected to generate noticeable glare, noise or odors.

(8) *Whether the proposed change in land use would create a mixture of land uses so dissimilar to the existing pattern of development, that the overall quality and character of the surrounding neighborhood would be degraded.*

As the adjoining properties are vacant pasturelands with only a handful of adjacent or nearby residences, no negative impacts to the neighborhood are anticipated.

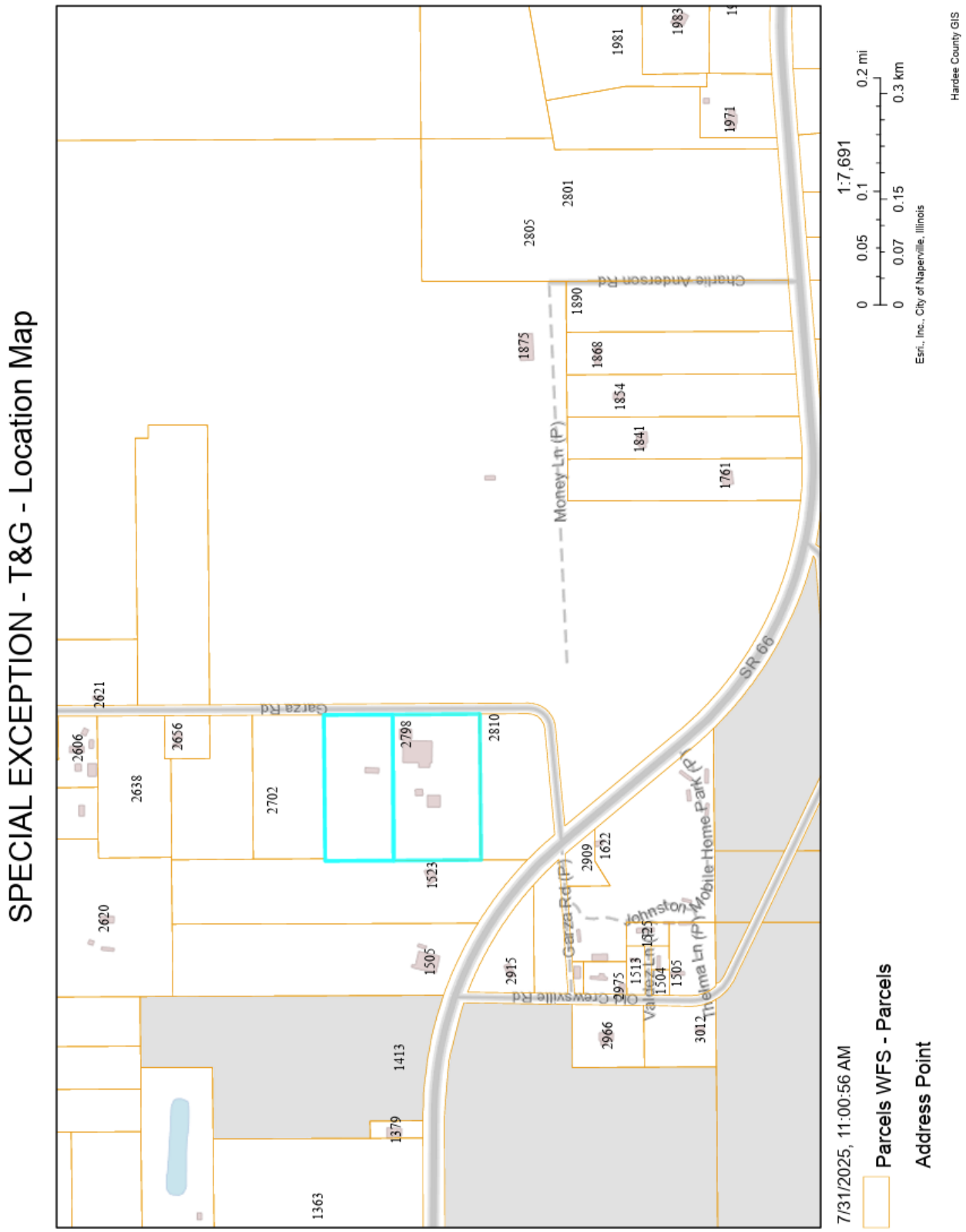
(9) *Whether the detrimental effects of any identified incompatibilities can be mitigated or eliminated by adequate buffering.*

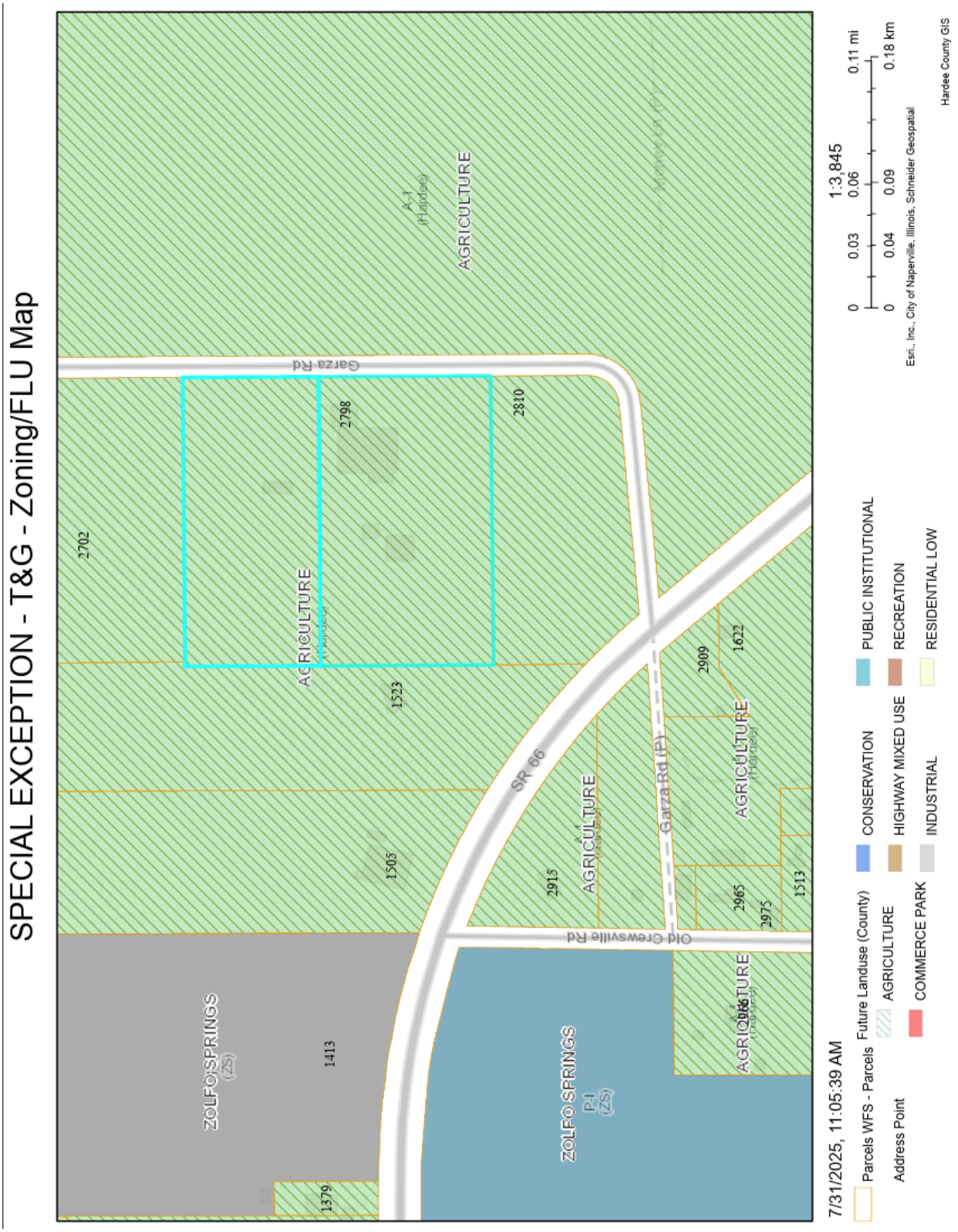
No incompatibilities related to this request have been identified.

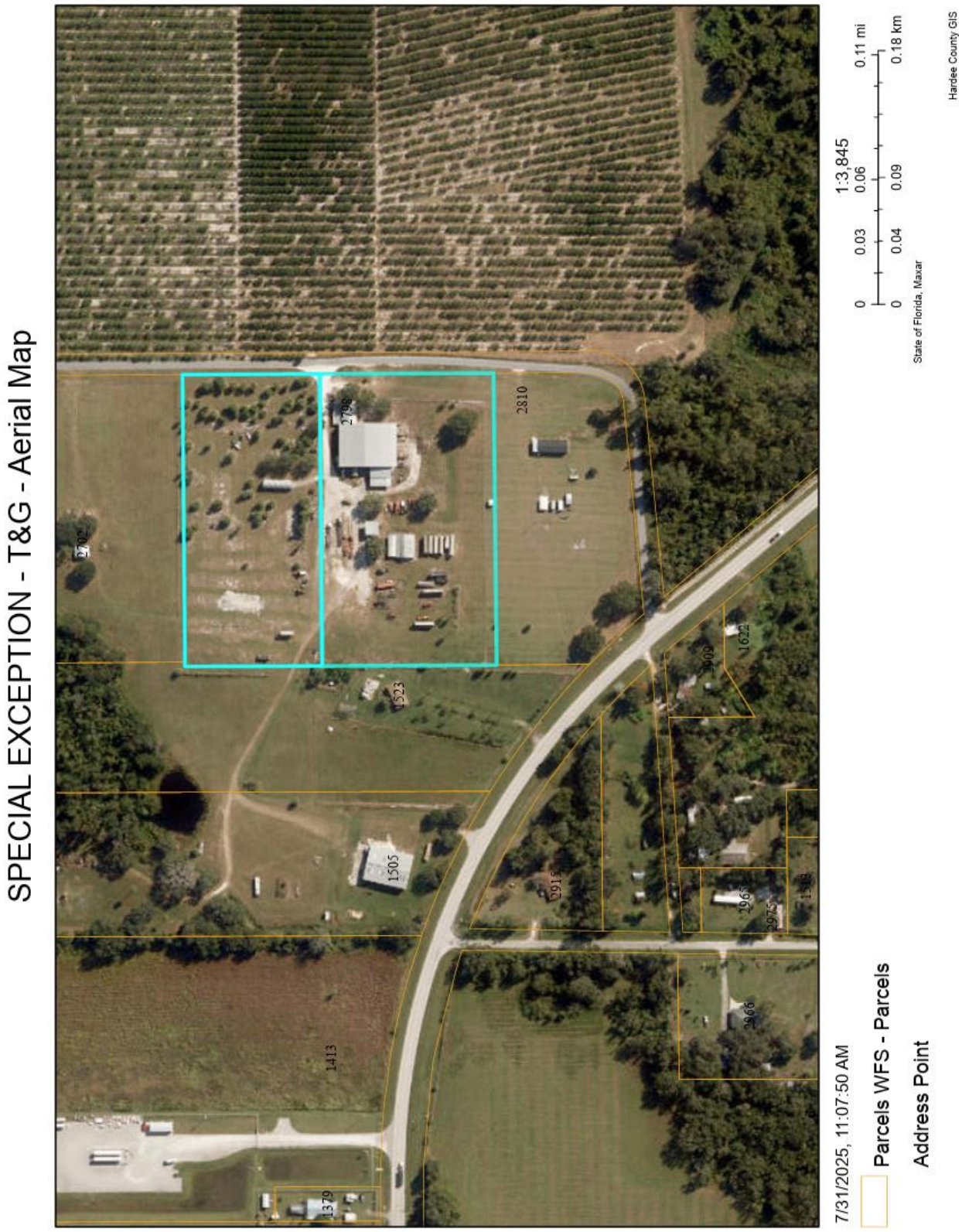
Staff Recommendation: Staff recommends **APPROVAL** to the Planning/Zoning Board of a Special Exception to utilize the existing 14,400-sf warehouse, 960-sf office and accessory structures for the storage of wholesale septic tanks. Two separate parcels totaling 11.0 +/-acres located on the westside of Garza Rd, more particularly described as Parcel #s 25 34 25 0000 01360 0000 and 25 34 25 0000 01370 0000 of the Tax Records of Hardee County, Florida, subject to the following conditions:

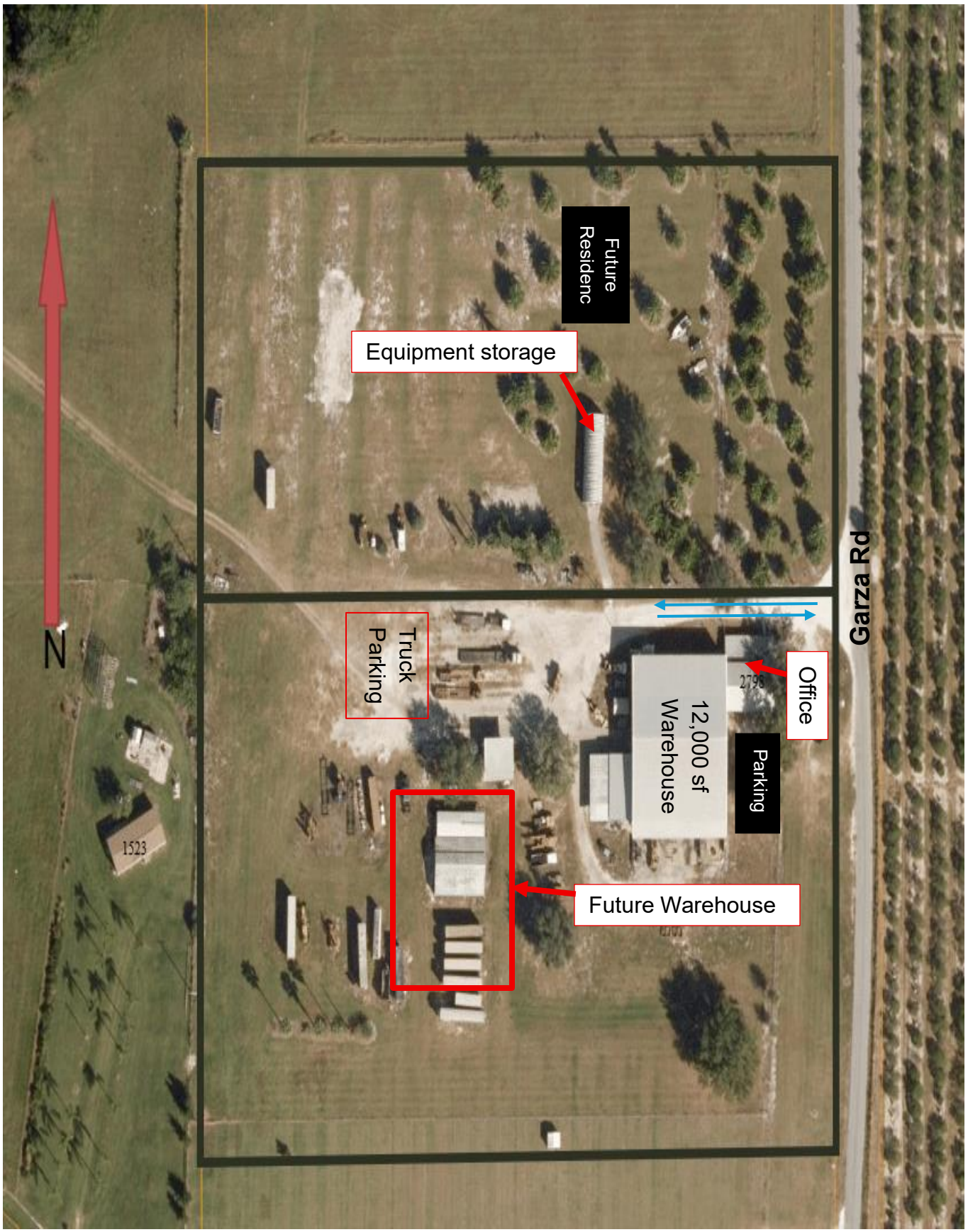
1. Prior to approval of a building permit the property owner shall obtain Site Development Plan approval for the project.

Attachments: Location Map
Zoning/FLU Map
Aerial Map


SPECIAL EXCEPTION - T&G - Location Map
Garza Rd
Money Ln (P)
Charlie Anderson Rd
Garza Rd (P)
Johnston Rd
Valdez Ln
Thelma Ln (P)
Mobile Home Park (P)
SR 66
Crewsville Rd
2621
2606
2656
2638
2702
2798
2810
2620
1523
1505
2915
2909
1622
1513
1504
1505
2975
2966
3012
1413
1379
1363
2805
2801
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1983
1971
1890
1875
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1854
1841
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0 0.07 0.15 0.3 km
Esri., Inc., City of Naperville, Illinois
Hardee County GIS
7/31/2025, 11:00:56 AM
Parcels WFS - Parcels
Address Point


SPECIAL EXCEPTION - T&G - Zoning/FLU Map
AGRICULTURE
A-1 (Hardee)
Garza Rd
2810
2798
2702
AGRICULTURE
1523
1505
SR 66
AGRICULTURE
2913
Garza Rd (P)
2909
1622
AGRICULTURE
2965
2975
1513
Old Crewsville Rd
ZOLFO SPRINGS (ZS)
1413
1379
ZOLFO SPRINGS P-1 (ZS)
AGRICULTURE
1:3,845
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km
Esri, Inc., City of Naperville, Illinois, Schneider Geospatial
Hardee County GIS
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Parcels WFS - Parcels
Address Point
Future Landuse (County)
AGRICULTURE
COMMERCE PARK
CONSERVATION
HIGHWAY MIXED USE
INDUSTRIAL
PUBLIC INSTITUTIONAL
RECREATION
RESIDENTIAL LOW


SPECIAL EXCEPTION - T&G - Aerial Map
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2706
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Hardee County GIS


Future Residenc
Equipment storage
Truck Parking
Office
12,000 sf Warehouse
Parking
Future Warehouse
Garza Rd
N
1523
2798

AGENDA ITEM NO. 8.E

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE:	August 7, 2025
SUBMITTED BY:	Jorden Eisenstein, Community Development Department
ITEM TYPE:	Appointment
AGENDA SECTION:	**APPOINTMENTS**
SUBJECT:	**Agenda Item No. 25-64 as Ordinance No. 2025-05,** The Hardee County Planning and Zoning Board will consider a proposed amendment to Table 3.03.00 (C) in the Hardee County Land Development Code regarding building height limitations in the Industrial Zoning districts.
SUGGESTED ACTION:	**RECOMMENDED ACTION: Board's Discretion.**

ATTACHMENTS:
Staff report.doc
Narrative.pdf

AGENDA ITEM

TO: Planning and Zoning Board

PREPARED BY:

AGENDA DATE: August 7, 2025

REQUESTED ACTION: Consider an applicant-initiated request to amend the maximum height requirements

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BACKGROUND:

The Hardee County Industrial Development Authority requests an amendment to the building height restrictions in the Land Development Code (Table 3.03.00(c)) to 50 feet to allow for development in the Industrial Park.

REGULATIONS:

The following requirements are located in the Land Development Code.

Table 3.03.00(C)
TABLE OF DEVELOPMENT STANDARDS

	FAR	Setback Front	Setback Rear	Setback Side	Max Lot Coverage	Height
C/IBC	1.0	50	20	10	75%	40
I-1	1.0	50	15	10	--	40
I-2	1.0	50	20	20	--	40

SECTION 2.13.00 - BUILDING HEIGHT LIMITATIONS

Building height regulations in the individual zoning districts may be exceeded in the case of some structures, including, but not limited to, steeples, industrial structures, communication towers and airport structures. Where the height limit is exceeded, the setback from all property lines to the structure shall be one foot for every foot of height with the exception of a provision for a 50% to 99% of height setback from communication towers allowed by Special Exception in F-R, I-1, I-2, A-1, and P-I-zoned districts.

OTHER JURISDICTIONS

Highlands County

BC-1 business campus, research, and light manufacturing park district and BC-2 business campus, research, and light manufacturing park district.

No structure shall exceed 45 feet, or 35 feet in height when located within 100 feet of any residentially zoned property.

I-1 industrial district

No portion intended for human occupancy shall exceed 50 feet in height. Increase in the maximum height of structures to exceed the maximum established in section 12.05.251.H. but not to exceed 110 feet or eleven stories.

Section 12.05.302. - Exclusions from height limit.

Parapet walls may extend not more than five feet above the allowable building height. The following may exceed the height limits by not more than 25 percent:

A. Penthouses, scenery lots, towers (other than towers which are wireless communication facilities), cupolas, steeples and domes not exceeding in gross area at maximum horizontal section 30 percent of roof area.

B. Flagpoles, airplane beacons, chimneys, stacks, tanks and roof structures.

Hillsborough County

Where the building exceeds 65 feet in height, the setbacks from the street shall be one additional foot for each foot of building height above 65 feet.

POTENTIAL LANGUAGE DISCUSSION:

Table 3.03.00(C)
TABLE OF DEVELOPMENT STANDARDS

	Max. Density (units/ ac.)	Min. Lot Size (s.f.)	Min. Lot Width (ft.)	Min. Floor Area (s.f.)	Floor Area Ratio	Setbacks (ft.) Front	Setbacks (ft.) Rear	Setbacks (ft.) Side	Max Lot Coverage % Lot	Max. Building Height (ft.)
C/IBC	—	7,000	70	750	1.0	50	20	10	75%	40 **
I-1	—	20,000	70	—	1.0	50	15	10	—	40 **
I-2	—	20,000	70	—	1.0	50	20	20	—	~~40~~ 50
P-I	—	7,000	70	300	2.0	25	20	10	30%	45

* See Section 3.04.15(B)
**Building height may be increased to 50 feet. Buildings between 40 feet and 50 feet must have a 20-foot rear setback

MOTION OPTIONS:

I move the Planning and Zoning Board **recommend approval** of the text change to relating to building heights to the Hardee County Board of County Commissioners.

I move the Planning and Zoning Board **recommend approval with changes** of the text change to relating to building heights to the Hardee County Board of County Commissioners.

I move the Planning and Zoning Board **continue the item to a specified date** to allow staff to continue work.

I move the Planning and Zoning Board **recommend denial** of the text change to relating to building heights to the Hardee County Board of County Commissioners.

Attachments:

Text application

HARDEE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION FOR AMENDMENT
UNIFIED LAND DEVELOPMENT CODE

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

P/Z Board Agenda No. 25-64

Tentative P/Z Board Public Hearing: Aug. 7, 2025

Tentative BoCC Board Public Hearing: _____

Filing an application is not a guarantee of approval. Ordinance No. 2025-05

Applicant Name **Hardee County Industrial Development Authority**

Mailing Address PO BOX 458, Wauchula, Florida 33873

Telephone No 863-773-3030

RECEIVED
JUN 16 2025
je

APPLICATION FEE $750

DESCRIBE IN COMPLETE DETAIL THE REASONS AND CIRCUMSTANCES FOR THIS APPLICATION.
(ATTACH SEPARATE SHEET IF NEEDED)

We respectfully submit this application to request an amendment to the height restrictions outlined in the Unified Land Development Code (Table 3.03.00(c)) as they pertain to the Industrial Park. The current code imposes a height limitation that does not accommodate the specific operational needs of certain industrial tenants, particularly those utilizing large-scale or vertically integrated machinery.

We are currently in the design and development phase of a facility for a committed industrial tenant whose operations require a clear building height of at least 45 feet. This increased height is essential to safely and efficiently accommodate their machinery, material handling systems, and future production scalability.

In addition to meeting their immediate needs, we request that the height restriction be amended to permit a maximum building height of 50 feet within the Industrial Park. This additional allowance would provide flexibility for potential future technological or operational upgrades without requiring another amendment process. It would also better position the Hardee County Industrial Development Authority (IDA) to attract and retain tenants operating in advanced manufacturing and logistics sectors, many of which require expanded vertical space, to the Industrial Commerce Park.

We believe this amendment aligns with the county's goals for economic development and industrial growth, and will support long-term viability and competitiveness of the Industrial Commerce Park.

We appreciate your consideration of this request and welcome any further discussion or clarification needed to facilitate the approval of this amendment.

Requirements

☑ application fee;

☑ Detailed description of the proposed amendments (3 hard copies and 1 digital)

AGENDA ITEM NO. 8.F

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE:	August 7, 2025
SUBMITTED BY:	Jorden Eisenstein, Community Development Department
ITEM TYPE:	Appointment
AGENDA SECTION:	**APPOINTMENTS**
SUBJECT:	**Agenda Item No. 25-66,** Michael and Vikki Meehan, as Property Owner(s), have requested a Variance to reduce the minimum required setbacks from: Front 30' to 14.6' to accommodate the replacement of an attached front porch on a 0.87 +/- acre parcel zoned F-R (Farm Residential) in the Residential Mixed Use Future Land Use Category.
SUGGESTED ACTION:	**RECOMMENDED ACTION: Board's Discretion.**

ATTACHMENTS:
Staff Report.docx
concept plan and aerial map.pdf

Hardee County FLORIDA

STAFF REPORT

Variance

Hardee County Community Development Department

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

Application No:	**25-66**
Request:	Applicant initiated a request for a Variance to reduce the front setback from 30' to 14.6' (14' 8") on a .87 +/- acre parcel zoned F-R (Farm Residential) located in the Residential Mixed Use Future Land Use category.
Property Owner/Applicant:	Michael and Vikki Meehan 2703 Avenue C Holmes Beach, FL 34217
Location:	2324 Gebhart Rd On the Southeast corner of Gebhart Rd and Commerce Ln
Parcel Identification:	29 33 25 0000 01520 0000
Site Size:	**0.87** +/-acres
Existing Zoning/Land Use:	**F-R** zoning/**Residential Mixed Use**
Surrounding Zoning/Land Use:	North: F-R and RMX South: F-R and HMX East: C/IBC and HMX West: F-R and HMX/RMX
Staff Recommendation:	Staff recommends **APPROVAL** to the Planning and Zoning Board of Agenda No. 25-66, a request for a Variance to reduce the front setback from 30' to 14.6' on a .87 +/- acre parcel zoned F-R, located southeast corner of Gebhart Rd and Commerce Ln.

Subject Property History

The subject 0.87 +/-acre F-R zoned parcel of land and the existing single-family home were both created and built prior to the adoption of the 1996 Unified Land Development Code, and therefore qualifies as a nonconforming lot of record, not meeting the minimum 1 acre of the F-R zoning district. Specifically, the subject property measures approximately 251+/- feet wide and 143 +/- feet deep. As a nonconforming lot of record and non-conforming structure by setback, the property may be built upon if it is at least 5,000 sf and 50 feet wide, and it must meet the current required setbacks. Therefore, the front porch is not replaceable without being granted a front setback reduction.

The property owner's have a Code Violation for replacing the porch without a permit, but the owners could not be issued a permit since the structure does not meet the required setbacks. The property owner's stated the porch was collapsing from age and did not know they needed permits to remove and replace their front porch. To alleviate the situation the property owners are seeking a 15' 4" front setback reduction in order to pull permits.

Procedural Background

Under Section 11.03.00 of the Hardee County Unified Land Development Code (ULDC), variances are reviewed based on the criteria outlined in Section 11.03.00 (B).

Staff Analysis

The criteria for review and staff's analysis are as follows:

01. *Special conditions or circumstances exist that are particular to the land or structure involved and is not applicable to other lands or structures in the same land use classification.*

Staff Response: As referenced above, the subject property qualifies as a nonconforming Lot of Record and the existing home is a non-conforming structure by setback.

02. *The special conditions and circumstances do not result from the actions of the applicant.*

Staff Response: The conditions and circumstances are a result of the applicant, however, as non-permanent residents of the county, it is reasonable to believe the property owners were not violating the code intentionally.

03. *The requested Variance, if approved, will not confer on the Applicant any special privilege that is denied by the provisions of this code to other lands or structures in the same land use classification.*

Staff Findings: The construction of a replacement front porch is a right enjoyed by other lands in the same zoning and land use classification (F-R).

04. *Literal interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other properties in the identical land use classification and will constitute an unnecessary and undue hardship on the applicant.*

Staff Findings: Literal interpretation of the provisions of the Code with regards to required setbacks for a house that was built prior to current standards could be perceived as a depravity, considering it is the smallest lot in that area.

05. *That the variance granted is the minimum variance that will make possible a reasonable use of the property.*

Staff Findings: *The variance request (15' 4" reduction on the front) is the least amount of setback reduction required in order for the property owners to obtain a building permit and close their active case with Code Enforcement.*

06. *That granting the variance will be in harmony with the general intent of the Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

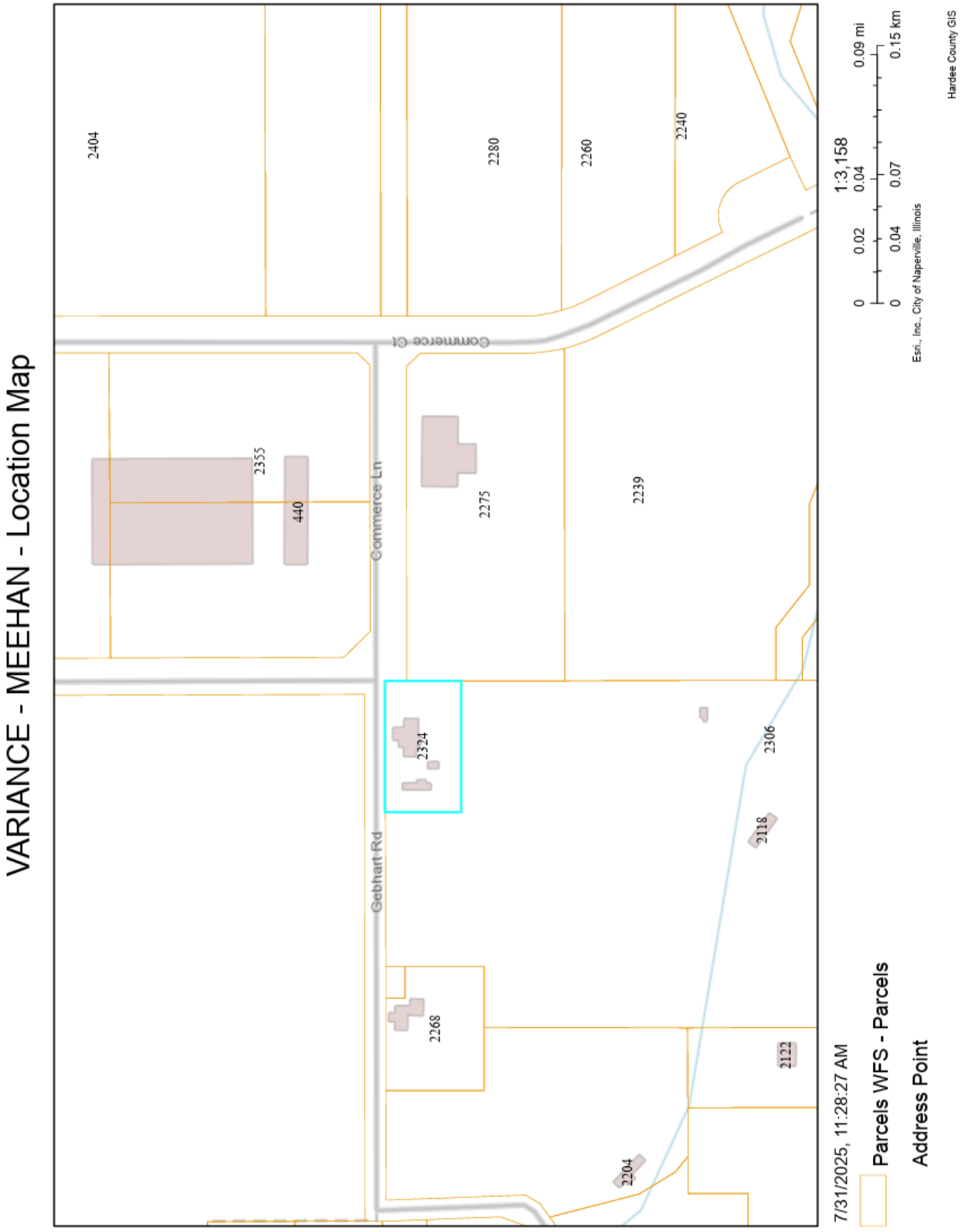
Staff Response: The surrounding area is comprised of a variety of lot sizes (many of which are also lots of record) but the subject parcel is considerably smaller the surrounding lots and considering the porch was

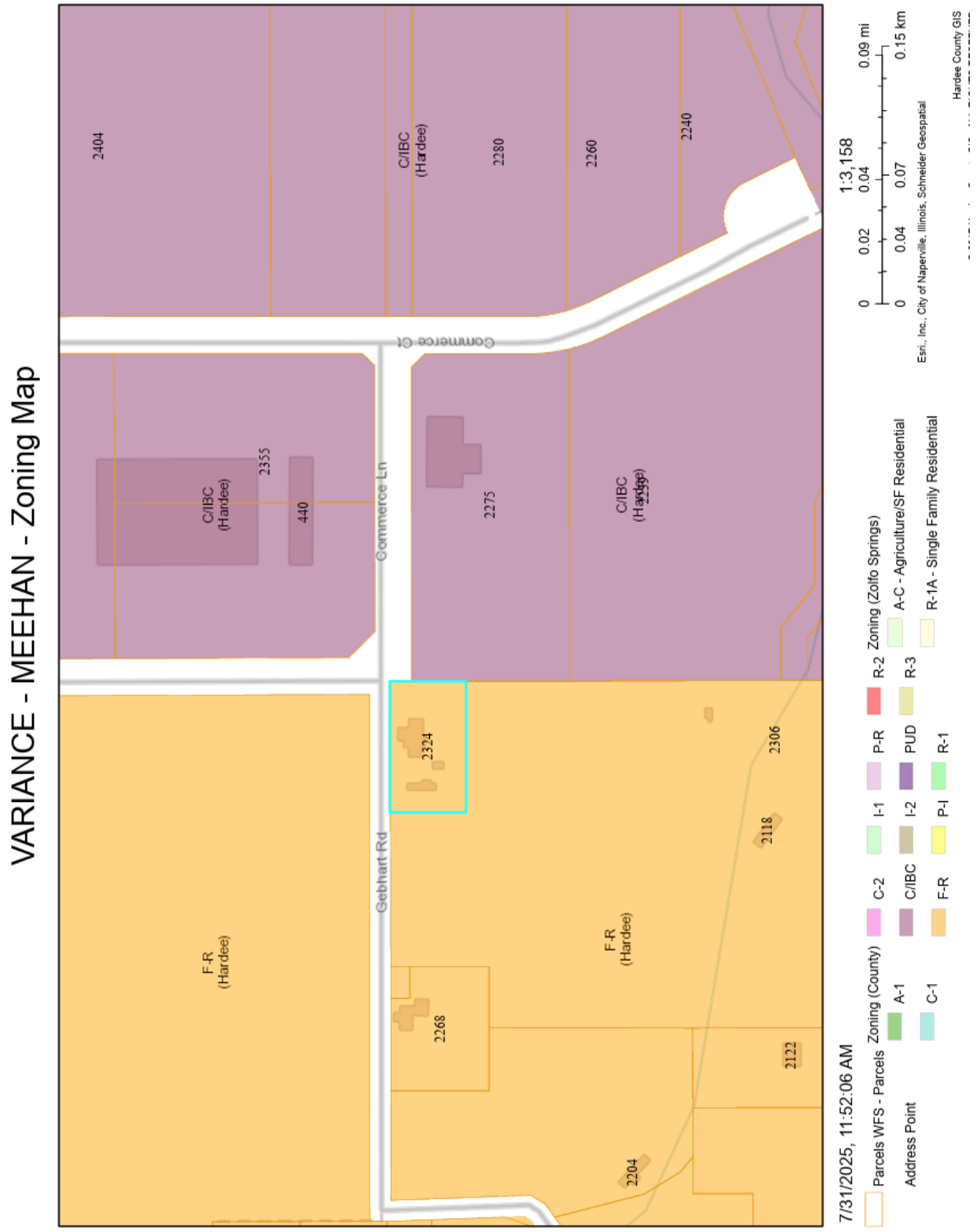
already there and the replacement will actually be smaller, decreasing the nonconformity. Therefore, staff does not find the proposal to be injurious or detrimental to the character of the neighborhood.

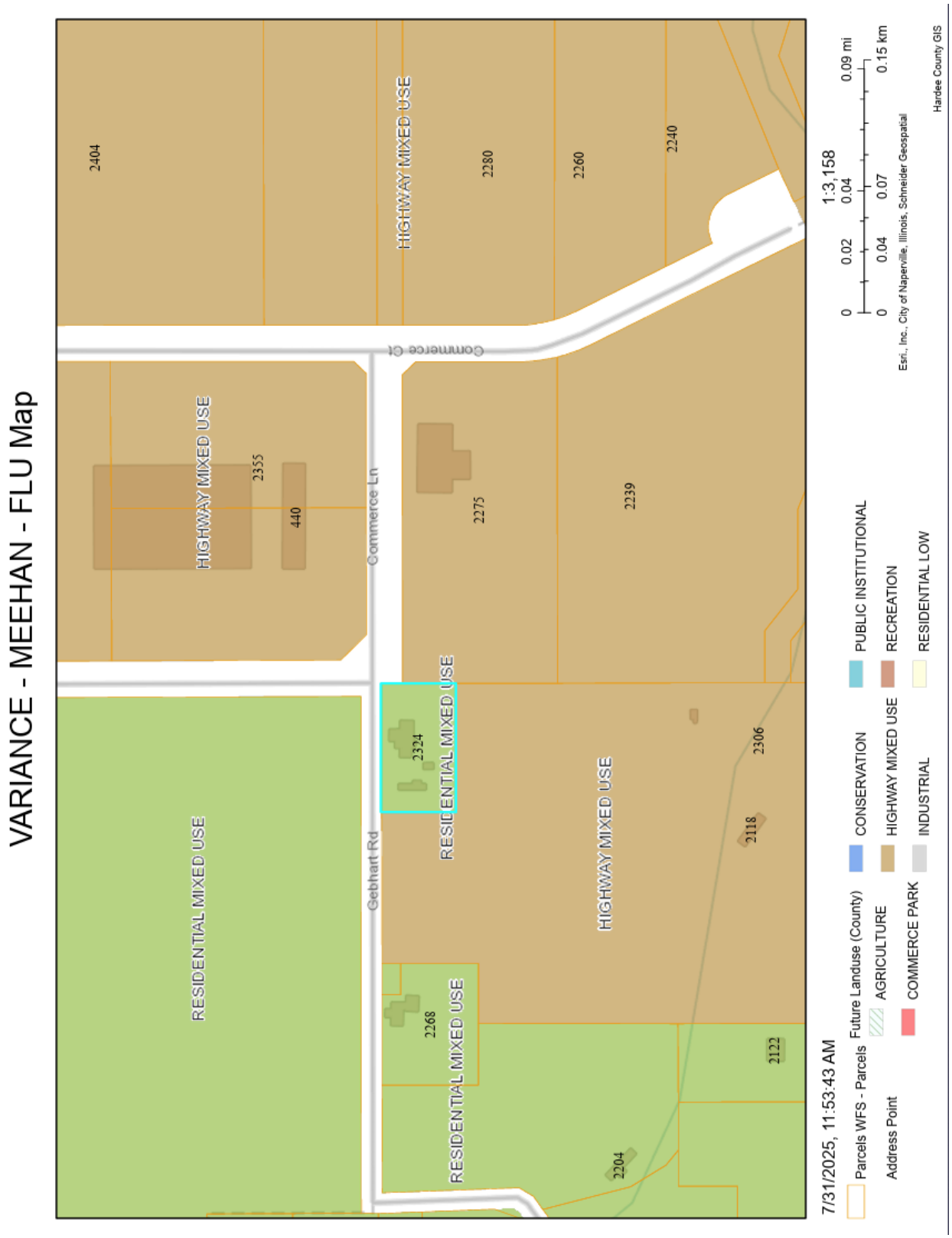
Conclusion:

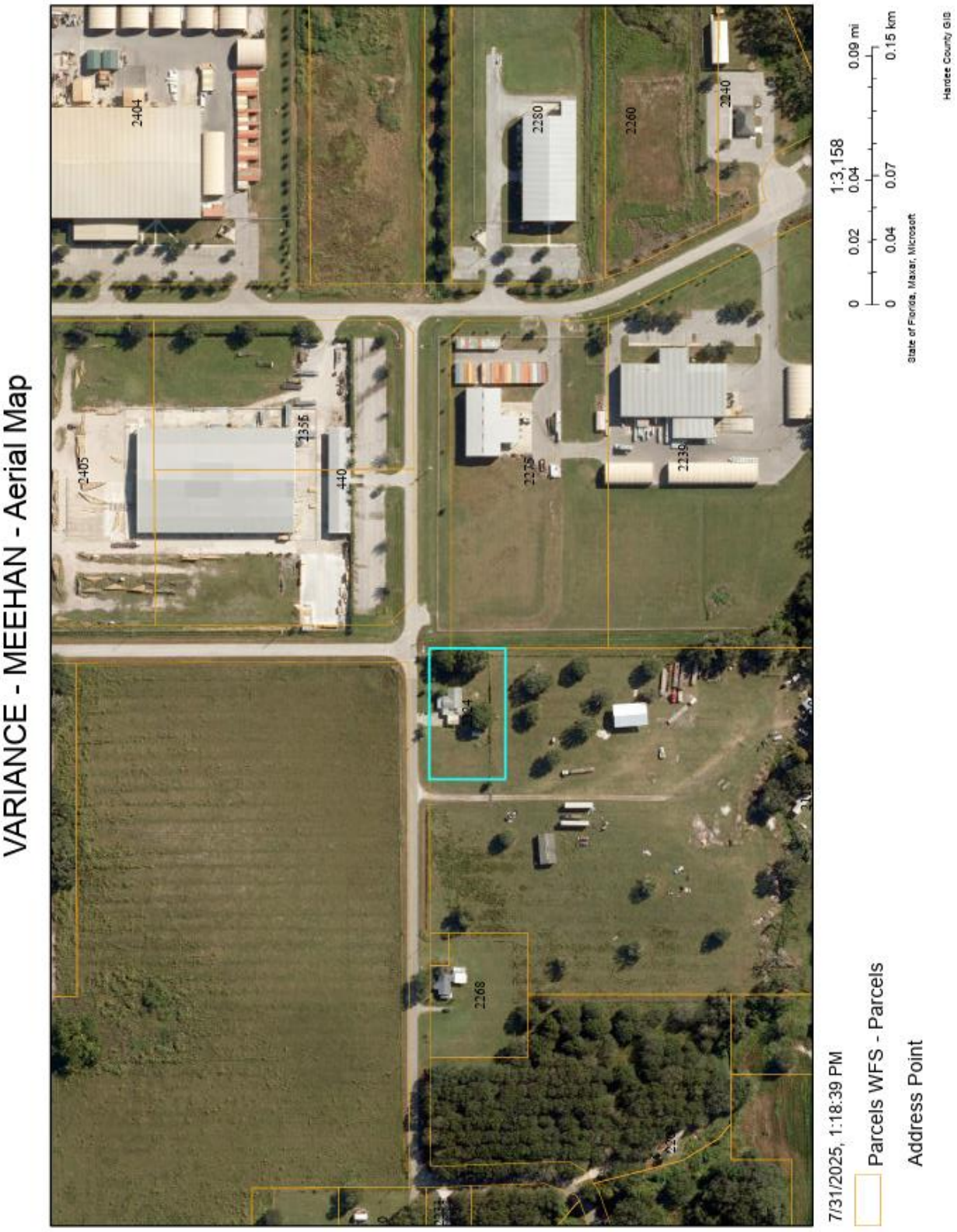
Pursuant to the review and analysis of the above-cited standards staff finds that approval of a variance to Table 3.03.00(C) to reduce the minimum front yard setback from 30' to 14' 8" (or 14.6') is consistent with the intent of the Hardee County Unified Land Development Code and the Hardee County Comprehensive Plan.

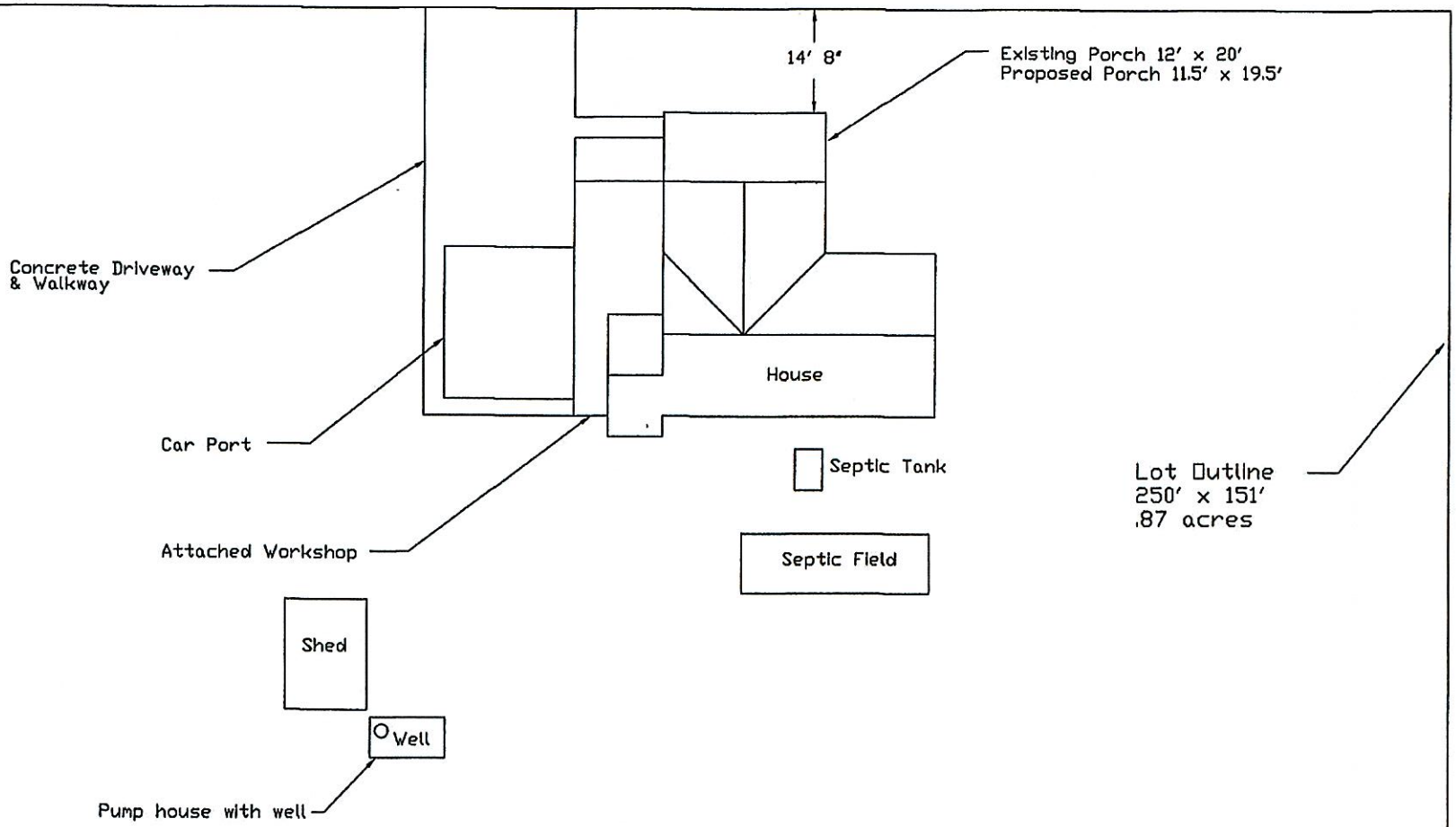
Attachments: Location Map
Zoning Map
FLU Map
Aerial Map


VARIANCE - MEEHAN - Location Map
2404
2280
2260
2240
Commerce Ct
2355
440
Commerce Ln
2275
2239
2324
2306
2118
Gebhart Rd
2268
2122
2204
1:3,158
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.15 km
Esri, Inc., City of Naperville, Illinois
Hardee County GIS
7/31/2025, 11:28:27 AM
Parcels WFS - Parcels
Address Point


VARIANCE - MEEHAN - Zoning Map
2404
C/IBC (Hardee)
2280
2260
2240
Commerce Ct
C/IBC (Hardee)
2355
440
Commerce Ln
2275
C/IBC (Hardee)
2324
2306
2118
Gebhart Rd
F-R (Hardee)
F-R (Hardee)
2268
2122
2204
1:3,158
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.15 km
Esri, Inc., City of Naperville, Illinois, Schneider Geospatial
Hardee County GIS
7/31/2025, 11:52:06 AM
Parcels WFS - Parcels
Address Point
Zoning (County)
A-1
C-1
C-2
C/IBC
F-R
I-1
I-2
P-I
P-R
PUD
R-1
R-2
R-3
Zoning (Zolfo Springs)
A-C - Agriculture/SF Residential
R-1A - Single Family Residential


VARIANCE - MEEHAN - FLU Map
HIGHWAY MIXED USE
RESIDENTIAL MIXED USE
RESIDENTIAL MIXED USE
HIGHWAY MIXED USE
RESIDENTIAL MIXED USE
HIGHWAY MIXED USE
Commerce Ct
Commerce Ln
Gebhart Rd
2404
2355
440
2280
2260
2240
2275
2239
2324
2306
2268
2118
2122
2204
1:3,158
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.15 km
Esri, Inc., City of Naperville, Illinois, Schneider Geospatial
Hardee County GIS
7/31/2025, 11:53:43 AM
Parcels WFS - Parcels
Address Point
Future Landuse (County)
AGRICULTURE
COMMERCE PARK
CONSERVATION
HIGHWAY MIXED USE
INDUSTRIAL
PUBLIC INSTITUTIONAL
RECREATION
RESIDENTIAL LOW


VARIANCE - MEEHAN - Aerial Map
2404
2280
2260
2240
2405
1356
440
2238
2268
7/31/2025, 1:18:39 PM
Parcels WFS - Parcels
Address Point
1:3,158
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.15 km
State of Florida, Maxar, Microsoft
Hardee County GIS



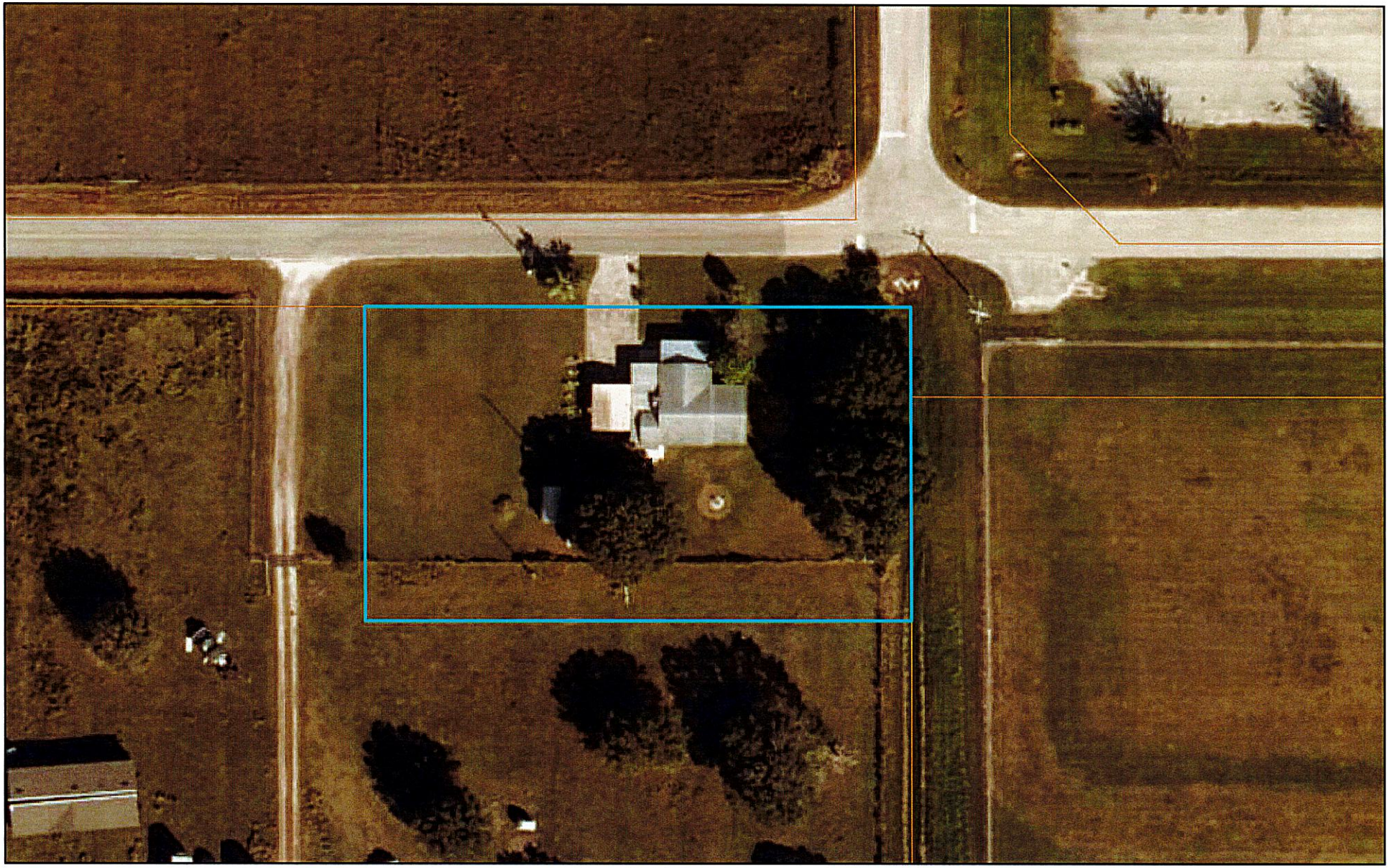
Notes:
1) Sketch is approximately to scale
2) Any dimensions are in Feet

RECEIVED
JUL 3 2025
BY: je

Zoning Variance Site Plan

Michael & Vikki Meehan
2324 Gebhart Rd
Wauchula Fl, 34217

29-33-25-0000-01520-0000



7/3/2025, 11:51:18 AM

Parcels WFS - Parcels

Address Point

1:854

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

State of Florida, Maxar, Microsoft

Hardee County GIS
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