AGENDA

Hardee County Board of County Commissioners

REGULAR MEETING

April 2, 2026, at 8:30 AM

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

COMMISSIONERS

District I Timothy E. Wells
District II Noey A. Flores
District III E. Donald Chancey, Jr.
District IV Russell A. Melendy
District V Kenneth A. Miller

County Manager Terry Atchley
Clerk Victoria L. Rogers
County Attorney Sarah Allen
Assistant County Manager Doug Baber
Assistant County Manager Christopher Simpron
Administrative Services Manager Holly Smith
Executive Assistant Brandy Crawford
Deputy Clerk Laura Barker
Deputy Clerk Jessica Santibanez
Deputy Clerk Joley Pleger

1. INVOCATION, FOLLOWED BY THE PLEDGE OF ALLEGIANCE

- Invocation provided by Mitch Landress, Northside Baptist Church

2. CALL TO ORDER

3. APPROVAL OF THE AGENDA: ADDITIONS, DELETIONS, AND AMENDMENTS

4. MINUTES FOR APPROVAL

A. BCC Special Workshop Session Minutes of August 14, 2025, at 5:30 p.m.

- Motion to approve the meeting minutes as presented.

B. BCC/Hardee County Sheriff's Administrative Complex Site Selection Review Committee Special Events Meeting Minutes of August 19, 2025, at 1:00 p.m.

- Motion to accept and acknowledge the Hardee County Sheriff's Administrative Complex Site Selection Review Committee meeting minutes as presented

5. PUBLIC COMMENT FOR NON-AGENDA ITEMS

6. PROCLAMATIONS

A. **Victoria Switzer, LifeLink Foundation** - Donate Life Proclamation

- Motion to approve the Proclamation declaring April 2026 as National Donate Life Month in Hardee County.

B. **Amanda Simat, SWFWMD** - Water Conservation Month Proclamation

- Motion to approve the Proclamation declaring April 2026 as Water Conservation Month in Hardee County.

C. **Lacey Webb, Parks, Recreation & Marketing Manager -** National County Government Month Proclamation

- Motion to approve the Proclamation declaring April 2026 as National County Government month in Hardee County.

D. **Stacy Smith, Grants Coordinator** - Fair Housing Proclamation

- Motion to approve the Proclamation declaring April 2026 as Fair Housing Month in Hardee County.

7. CONSENT AGENDA

Motion to approve Consent Agenda Items A-C as presented.

A. Motion to approve Resolution 2026-23, A Resolution of the Board of County Commissioners of Hardee County, Florida, authorizing the submission of a grant application to the Florida Fish and Wildlife Conservation Commission under the Florida Boating Improvement Program for the Pioneer Park boat ramp and supporting facilities development; authorizing and designating the County Manager or Chair to execute any necessary documents in furtherance thereof; and providing for an effective date.

B. Motion to approve the fixed asset items for auction as presented.

C. Motion to approve the operating amendments as presented.

8. PRESENTATIONS

A. **Stacy Smith, Grants Coordinator** - Fair Housing Presentation

B. **Kirsten Turner, The Mosaic Company** - Florida Fishing Trails

9. BUSINESS AGENDA - Quasi-Judicial Items:

10. BUSINESS AGENDA - Ordinances:

11. BUSINESS AGENDA - Action Items:

A. **Martha Felix, Grants Manager** - HMGP Stormwater Master Plan

- Motion to ratify the submission and acceptance of the Florida Department of Emergency Management Hazard Mitigation Grant Program application for the Hardee County Stormwater Master Plan in the amount of $300,000 with a cash match not to exceed $100,000; authorizing the County Manager or Chair to sign any necessary documents in furtherance thereof, and to expend funds as provided for the grant application and agreement.

B. **Christopher Simpron, Assistant County Manager** - Pioneer Park Berm Remediation Change Order #1

- Motion to approve Change Order #1 with Adam Boyd Bobcat Services, Inc. for the Pioneer Park Berm Remediation Project in the amount of $20,342.70; and authorizing the County Manager or Chair to sign any necessary documents in furtherance thereof.

C. **Bobby Keene, Capital Projects Manager** - Pioneer Park Bath House Amendment

- Motion to amend the not to exceed amount and approve proposal PQN 654097 in the amount $295,889.69 for the Pioneer Park Bath House; and authorize the County Manager or Chair to sign any necessary documents in furtherance thereof.

D. **Bobby Keene, Capital Projects Manager -** Community Project Funding Grant Application

- Motion to ratify the submission and acceptance of the fiscal year 27 Community Project Funding Grant Application for the Bostick Road Utility Improvements Project in the amount of $9,320,000; authorizing matching funds in an amount not to exceed $1,864,000; authorizing the County Manager or Chair to sign any necessary documents in furtherance thereof, and the expend funds as provided for in the grant application and agreement.

12. EXECUTIVE SESSION

Hardee County

NOTICE OF ATTONEY-CLIENT SESSION

Wauchula Sun, LLC, v. Hardee County

There will be a regular meeting of the Board of County Commissioners of Hardee County at 8:30am on Thursday, April 2, 2026, Commission Chambers, 412 West Orange Street, Room 102, Wauchula, FL 33873.

Pursuant to Fla. Stat. § 286.011 (8)(a), governing public meetings, there will be an attorney-client session beginning at 10:00 a.m. on April 2, 2026, attended by Commission Chair, Noey A. Flores, Vice-Chair Timothy E. Wells, Commissioner Russell A. Melendy, Commissioner Donald Chancey, Jr., Commissioner Kenneth A. Miller, County Manager Terry Atchley, County Attorney Sarah Johnston, and Special Litigation Counsel Kristin S. Ottinger and Carlos Kelly.

The regular meeting of the Board of County Commissioners will be recessed for this session. These officials shall meet in private for approximately thirty (30) minutes. At the conclusion of the attorney-client session, the regular meeting shall be re-convened.

13. APPOINTMENTS

14. COUNTY MANAGER NON-CONSENT

15. COUNTY ATTORNEY

16. COMMENTS FROM COMMISSIONERS OR OTHER ELECTED OFFICIALS

17. REMINDERS

- April 3, 2026 - County Offices Closed in Observance of Good Friday Holiday
- April 9, 2026 - IDA Meeting at 8:30 a.m.
- April 16, 2026 - BOCC Meeting at 8:30 a.m.

18. ADJOURNMENT

AGENDA ITEM NO. 4.A

Item Cover Page

HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 2, 2026
SUBMITTED BY:	Charlene Albritton, Clerk of Courts
ITEM TYPE:	Minutes for Approval
AGENDA SECTION:	**MINUTES FOR APPROVAL**
SUBJECT:	BCC Special Workshop Session Minutes of August 14, 2025, at 5:30 p.m.
SUGGESTED ACTION:	- Motion to approve the meeting minutes as presented.

ATTACHMENTS:
2025-08-14 Minutes BCC - IDA JM SWKS.pdf



MINUTES

Hardee County Board of County Commissioners

SPECIAL WORKSHOP SESSION

August 14, 2025, at 5:30 PM

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

1. INVOCATION, FOLLOWED BY THE PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Timothy E. Wells	Commissioner	Present	
Noey A. Flores	Vice Chair	Present	
E. Donald Chancey, Jr.	Commissioner	Present	
Russell A. Melendy	Chair	Present	
Kenneth A. Miller	Commissioner	Present	
Terry Atchley	County Manager	Present	
Victoria L. Rogers	Clerk of the Circuit Court & Comptroller	Absent	
Sarah Johnston	County Attorney	Present	
Doug Baber	Assistant County Manager	Present	
Christopher Simpron	Assistant County Manager	Present	
Holly Smith	Administrative Services Manager	Present	
Brandy Crawford	Executive Assistant	Present	
Charlene Albritton	Deputy Clerk	Present	

Chair Melendy called the meeting to order at 5:32 p.m.

Chair Melendy announced the Board was glad there were so many citizens in attendance and explained speaker cards were available for anyone wishing to address the Board during public comments.

Commissioner Wells apologized to his fellow Commissioners for bringing the resolution forward in the manner it was presented, noted the substance of the matter was his intention; however, he did not think the matter through, and apologized to the community for the resolution not being presented in the proper manner.

County Manager Atchley announced Mosaic Fertilizer, LLC, had requested to be added to the agenda and to be permitted to address the Board.

Chair Melendy suggested Mosaic Fertilizer, LLC's representative, address the Board before The Development Group's presentation.

3. BUSINESS AGENDA

Mosaic Fertilizer, LLC (Mosaic):

Mr. Russell Schweiss, Senior Director, Land & Resource Management, representing Mosaic Fertilizer, LLC, addressed the commission regarding their involvement with the Local Development Agreements (LDAs) and the proposed governance changes for the IDA (Industrial Development Authority). Mr. Schweiss emphasized that Mosaic has been a long-standing partner in the county's development efforts, contributing funding through LDAs since 2008. He noted that the terms and structure of these agreements have evolved over time based on community feedback. A key point of discussion was the proposed change in governance for the IDA, which would eliminate some degrees of separation between the primary negotiator (representing Hardee County) and the decision-makers (the Board of County Commissioners). Mr. Schweiss expressed concern that this change could raise ethical questions about potential conflicts of interest in decision-making processes. He also highlighted Mosaic's perspective on the importance of maintaining a long-term strategic plan for county growth. Mr. Schweiss pointed out that while the commission may currently focus on long-term strategies, there is a risk that new board members every two years might disrupt this continuity. Mr. Schweiss stressed that Mosaic's involvement is not about creating a "gravy train" but about ensuring sustainable benefits for future generations through careful planning and development.

Mr. Schweiss reflected on the significant financial investment of $80 million that had already been made. He acknowledged the ease with which one can look back and question past decisions, noting that even seemingly minor increments in negotiation could be reconsidered with hindsight. Mr. Schweiss then proposed an alternative approach for managing the funds. He suggested that the county could establish an endowment using the current resources. This endowment would be

dedicated to long-term economic development, providing sustained benefits for future generations. He emphasized that there are still opportunities to adopt broader perspectives in financial planning and the importance of preserving a long-term vision beyond his tenure. He advised considering robust oversight mechanisms to prevent funds from becoming personal projects. Finally, Mr. Schweiss reiterated the critical nature of maintaining a long-term perspective and urged careful consideration of alternative avenues that could address concerns while preserving ethical standards and achieving desired outcomes.

A. Industrial Development Authority (IDA) Overview:

The Development Group President/CEO, Denise Grimsley, presented the Defining Rural Economic Development Presentation:

CEO/President Grimsley expressed her gratitude for the opportunity to speak. She requested permission to adjust the podium to better address the audience, noting that many attendees were not typically present at such hearings. She began her presentation by introducing herself and her role at The Development Group. CEO/President Grimsley explained that she was tasked with a turnaround effort for the Industrial Development Authority (IDA) by the IDA Board. She outlined her concerns about the IDA's professional standing, reputation, and financial health when she took over in July 2022. CEO/President Grimsley noted that the IDA was operating with outdated policies, limited communication, and no strategic plan. She also mentioned a pending lawsuit as an additional challenge. CEO/President Grimsley stated that it would take three to five years for the turnaround effort, but she believed it would likely take closer to five years. She then provided context on the Industrial Development Authorities (IDAs) in Florida, explaining their establishment in 1975 and their purpose in promoting economic growth through industrial and manufacturing projects. CEO/President Grimsley highlighted that IDAs were created to attract and retain businesses, foster job creation, and capital investment. She explained that IDA bonds are not backed by county credit, unlike county bonds. CEO/President Grimsley mentioned that IDA boards are composed of community members appointed by the Board of County Commissioners. She noted that all 67 counties have IDA boards, except Pinellas County, where the Economic Development Authority (EDA) is a separate entity. CEO/President Grimsley clarified that Pinellas County's EDA only issues bonds and does not have the same functions as other IDAs. She then directed attention to a slide listing various economic development entities, including the EDA, IDA, Main Street Wauchula and CRA (Community Redevelopment Agency), and Hardee County Chamber of Commerce. CEO/President Grimsley explained that IDA and Economic Development Council share the same board members, operate under separate sets of bylaws and the Economic Development Council as a 501(c)(3) organization is responsible for managing the affairs of the IDA.

She addressed Commissioner Wells' question about why there are two boards and two sets of bylaws, explaining that IDAs were not designed to have employees, necessitating a separate entity for management. CEO/President Grimsley addressed the questions about IDA money transfers. She clarified that while there is a three percent annual transfer to the Economic Development Council (EDC), most funds remain within the IDA. The bylaws were created separately to allow for future flexibility, and the EDC was established as a distinct entity.

Various economic development initiatives:

1. Economic Development Authority (EDA): Funded by phosphate severance tax, it aims to enhance public awareness and support various projects.
2. Collaborative Partnerships:
    - Chamber of Commerce: Works with the group to foster a vibrant community.
    - CEO Support Group: Involves CEOs from different companies to discuss education, needs, and financial requirements.
3. Community Priorities:
    - Hardee Speaks Survey: Conducted in 2024, it revealed top citizen priorities such as improving K-12 education, increasing health care providers, and expanding affordable childcare.
    - Five Pillars of Growth:
        1. Housing and Quality of Life: Advocating for diverse housing options and amenities.
        2. Health Care: Striving for excellence and ensuring access for all.
        3. Education and Workforce Development: Focusing on talent cultivation from early childhood.
        4. Transportation and Infrastructure: Investing in smart and sustainable growth.
        5. Recreation and Tourism: Creating a vibrant community for visitors.
4. Blueprint for Citizen Power Change: Based on Quint Studer's model, this initiative aims to align economic development efforts with community input.

5. Vibrant Community Definition: A place where young professionals can build their futures, attracting talent and private investment, with a strong tax base and excellent education system.
6. Vibrant Community six week curriculum program for citizens: Nine Vibrant Community classes have been completed, with a tenth scheduled to begin in the fall, including notable graduates Commissioner Melendy, Commissioner Wells, and Commissioner Miller.

CEO/President Grimsley also discussed the recent Wildcat tailgate party downtown, noting its success in bringing the community together and attracting visitors. She emphasized the importance of fostering such connections regularly to benefit the local economy. She then shifted focus to the organization's efforts in downtown economic development, highlighting partnerships with South Florida State College and Florida Gulf Coast University to establish educational and business facilities. CEO/President Grimsley expressed her concerns about the purchase of a vacant downtown building, which she now considers a significant mistake, and outlined plans to leverage this investment for a culinary incubator, student housing, and other amenities. CEO/President Grimsley also addressed the organization's role in education and workforce development, sharing statistics on graduation rates and early childhood education. She stressed the critical need for healthcare professionals in the community and mentioned ongoing efforts to attract medical talent. CEO/President Grimsley concluded by discussing housing initiatives, including plans for new housing developments and community redevelopment projects supported by recent economic stimulus funding.

The importance of economic growth, housing development, education, and infrastructure in Hardee County was emphasized and key points from the presentation included:

1. Economic development: The organization aims to stimulate new housing and community redevelopment.
2. Education: Focus on improving educational opportunities and addressing housing challenges.
3. Housing: Need for a mix of housing types to balance supply and demand.
4. Healthcare: Critical need for more healthcare professionals in the community.
5. Housing initiatives: Plans for new housing developments and community redevelopment.
6. Economic stimulus: Recent funding for housing and community redevelopment.
7. Education and workforce development: Emphasis on improving these areas.
8. Infrastructure: Importance of upgrading roads, ditches, and other facilities.
9. Economic sustainability: Need for a diverse housing market to ensure long-term growth.
10. Tax base: Importance of attracting higher-end housing to increase tax revenue.
11. Grant funding: Success in securing over $12 million in grant funding.
12. Strategic planning: Development of a 2030 Legacy Plan for the county.
13. Board structure: Current composition of the IDA Board with representation from various industries.
14. Resolution concerns: Issues with a proposed resolution that could affect the IDA board's structure and effectiveness.

B. ~~Industrial Development Authority (IDA) Membership Structure Discussion:~~

The Board agreed to hear public comments before engaging in Commissioner discussion concerning the Industrial Development Authority (IDA).

4. PUBLIC COMMENT PORTION FOR AGENDA ITEMS

Chair Melendy called for public comments. The following persons addressed the Board:

Mr. Lavon Cobb
Mr. Chris Idsardi
Mr. Benjamin Gibson
Mr. Rick Bateman
Ms. Sarah Evers
Ms. Krystin Chapman
Ms. Jessica Newman
Ms. Cari Kilgore
Mr. Ken Evers
Ms. Tiffany Southwell
Ms. Vanessa Hernandez
Mr. Jim See
Ms. Emily Cockerham
Mr. Mike Sodderd
Mr. Lee Mikell
Mr. Mark Gilliard

Mr. Kalan Royal
Mr. Wesley Mercer
Ms. Calli Ward
Mr. Rick Nichols

Chair Melendy announced the following persons waived their request to speak, but were opposed to the resolution:

Ms. Sandra Contreras
Ms. Mayla Alamia
Ms. Tamara Perrine
Ms. Debra Hilliard
Ms. Toni Gibson
Ms. Laura Calvillo
Ms. Mandy Rivera
Ms. Epifania Lee
Ms. Frances Mota
Ms. Angelita Garza
Ms. Maritza Gonzales
Ms. Epifania Guzman
Ms. Melissa Araujo
Mr. Jose Hernandez
Ms. Kaylee Ybarra
Ms. Crystal Hernandez
Ms. Sonya Calvillo
Ms. Alisia Calvillo
Ms. Jill Vaillancourt
Ms. Kyra Rivera
Ms. Stephanie Escobedo
Ms. Lesley Bateman
Ms. Katarina Sanders
Mr. Jeremy Dodd
Ms. Tonya Royal
Mr. Kalan Royal
Ms. Lynn Landskroner

Chair Melendy announced there was no one who waived their request to speak that was in favor of the resolution.

Chair Melendy closed public comments.

5. COMMISSIONER COMMENTS

Industrial Development Authority (IDA) Membership Structure Discussion:

Chair Melendy called for Commissioner comments.

Commissioner Wells responded to the IDA presentation by expressing concerns about the amount of money spent and questioning the accountability of fund usage. He believed the organization was not meant to be purchasing property everywhere and felt his earlier concerns were not adequately addressed. Commissioner Wells raised specific questions about expenditures, such as the $50,000 annual meeting cost, employee benefits, and compensation. He emphasized the need for better oversight and accountability of funds and requested more detailed documentation on how funds are being used.

Ms. Krystin Chapman, Chief Administrative Officer of The Development Group, expressed pleasure in overseeing the IDA's financial aspects and offered to clarify and provide better understanding of the numbers mentioned. Ms. Chapman explained that the 50,000 number referred to the budgeted amount for the annual meeting. She mentioned her disappointment that none of the Commissioners attended the IDA Board meeting that was held earlier in the day, but noted Commissioner Miller was present as a liaison. Ms. Chapman stated that updates would be provided every month and that the IDA Board had just approved the 2025-2026 Fiscal Year Budget. She elaborated on their budgeting process, explaining that they aim to be stewards of these funds and make minimal budget amendments. Ms. Chapman described how they base their

budget on real costs associated with the previous year and budget above those expectations to ensure they can cover any unexpected expenses.

Ms. Chapman compared their budgeting approach to construction projects, emphasizing the importance of having a contingency fund. She stated that $50,000 was budgeted for the first and second year of the annual meeting, as it was their first and second time presenting such an event. The goal was to drive community engagement by organizing an event, presentation, and inviting a speaker to address community interests. Regarding rental income, Ms. Chapman mentioned that for the 2024-2025 Budget, their rental income was currently at $781,326.29. She also addressed concerns about transferring funds to the EDC (Economic Development Council), explaining that they were transferring 1.7 percent of the general fund budget, 2.19 percent of the South Fort Meade Special Revenue Budget, and 2.8 percent from the Ona Mine Budget to the EDC. Ms. Chapman reiterated that they still had 42 million dollars in appropriations and provided examples of approved projects, including the spec building on lot 27 of the Hardee County Commerce Park for Debut Development (Debut) and the 533 Carlton Street Gardens at Midtown.

Ms. Chapman explained that the property in question had originally been purchased with special revenue funds, with no renovations performed beyond environmental work. The property was later sold for the same amount it was purchased for, and the proceeds were returned to the special revenue fund. She noted that Trust Works has since become actively engaged in the community—joining the Chamber of Commerce, coordinating with local schools and South Florida State College, and preparing job fairs scheduled for November with hiring planned for January. Ms. Chapman highlighted this as an example of using marketing resources to draw attention to vacant properties and successfully recruit employers to Hardee County. She then addressed concerns about the long-delayed Debut project, acknowledging that the building had remained unused for several years. While she stated that no significant damage had occurred to prevent construction, she confirmed that Debut Development is now moving forward with relocation and expansion into the Hardee County Commerce Park. The former Debut property has been sold to Culver's, a development the community has welcomed. Ms. Chapman emphasized that economic development is often slow, but progress is now steady, with closings expected in November.

CEO/President Grimsley, responding to concerns about waste—such as deteriorated air-conditioning units and weather-related wear—she explained that internal staffing issues had contributed to delays. After realigning staff responsibilities, project management improved, as demonstrated by the Aloha project being completed on time and under budget. She added that she cannot speak to the $50 million spent prior to her arrival in 2022, but affirmed that current processes are more efficient and focused on preventing similar delays in the future.

Commissioner Wells clarified that his concerns were focused solely on the current situation, not on decisions made before CEO/President Grimsley's tenure. He emphasized that the building in question was already sitting unused when she arrived, and his intent was to understand why progress had not moved forward sooner, especially given that Debut Development had been searching for an appropriate facility for an extended period. He noted that the company is now under significant (time) pressure to have the project completed so they can relocate and begin operations, and his comments were aimed at addressing the delay and its impact on meeting Debut's immediate needs.

CEO/President Grimsley explained that the prolonged delay on the project stemmed from internal staffing issues that existed before her arrival. She stated that the building remained idle because the individual originally responsible for overseeing the project failed to carry out the necessary work after purchasing the facility. Upon her arrival, she initiated a realignment of staff to ensure that project management responsibilities were placed with the appropriate personnel. Once those changes were made, progress resumed, though it took approximately 18 months to re-engage Debut Development and move the project forward. CEO/President Grimsley emphasized that the delay was the result of mismanagement prior to the staffing changes, and that the realignment was essential to getting the project back on track.

Commissioner Flores expressed appreciation for The Development Group staff and for CEO/President Grimsley's presentation, noting that it clarified many ongoing issues. He emphasized that, despite the public opposition voiced at the meeting, many residents who support the resolution have privately encouraged him to "stay strong," though they are unwilling to speak publicly. He observed that most individuals present were those directly involved with or benefiting from the IDA, creating what he viewed as an unbalanced representation of community sentiment. Commissioner Flores clarified concerns raised during public comment, particularly regarding the U.S. Highway 17 building purchase. He stated that his issue was not with the seller but with the lack of a structural engineering inspection prior to purchase, which has now resulted in significant additional costs to repair a failing front wall. He explained that this oversight underscores the need for broader community perspectives and stronger due diligence. Reflecting on his own election and the concerns raised by voters at that time, especially regarding oversight of the IDA, he argued that, even if supporters are not present in the room, the election results themselves demonstrate that many in the community share those concerns. Commissioner Flores continued and further addressed the "pay-to-play" perception, noting that although funds are technically separated from

permitting decisions, the sequence in which development agreements are approved—often before permits are issued—creates an appearance that companies are effectively paying for their permits. He emphasized that this perception persists in the community, even if it is not the intent of the process. Commissioner Flores also clarified his remarks about the resolution being "subtle," explaining that he had previously considered proposing a more direct structural change: routing economic development funding through the EDA and making the EDC (Economic Development Council) director a county employee. He stated that he still sees merit in that idea because it would provide an additional layer of oversight and address community concerns about accountability, even though it could slow down project approvals. Commissioner Flores stressed that many residents who share these concerns do not attend meetings or speak publicly, but they communicate with him privately and expect commissioners to voice these issues on their behalf.

Commissioner Chancey explained that his decision to second the motion was not an endorsement of the proposal but a procedural step to allow open discussion, consistent with the approach he promised when running for office. He emphasized that meaningful debate cannot occur without a "second," and he believed the issue deserved public conversation before any vote. Commissioner Chancey noted that he has witnessed the evolution of the IDA since 2008—including its successes and failures—and he intends to meet further with CEO/President Grimsley to address additional questions about the IDA and The Development Group. He stated that while he understands arguments on both sides, his responsibility is to determine what best serves the average citizen, particularly regarding the use of taxpayer dollars. He expressed concern that despite decades of living in Hardee County, essential services such as fire stations have not expanded, and young residents still struggle to find local career opportunities. Commissioner Chancey stressed that he believes everyone involved cares about the county's future, but he wants to ensure financial decisions benefit the entire community. He reaffirmed that his seconding of the motion was solely to enable discussion, not to signal support, and that he intends to use the coming week to gather more information before casting his vote.

CEO/President Grimsley responded by explaining that Hardee County's lack of additional fire stations stemmed from a long-standing absence of strong advocacy at the state level. Drawing on her experience in the legislature, she recalled multiple instances in which available state appropriations went unused simply because county leadership did not request them. She described occasions when she personally contacted local officials—such as former Commissioner Terry Atchley and leaders in Zolfo Springs—to offer funding for civic improvements, which they accepted, resulting in successful appropriations. CEO/President Grimsley emphasized that this pattern of missed opportunities hindered the county's ability to secure funding for essential infrastructure, including fire stations. She noted that the county is now in a far more advantageous position due to strong relationships with state agencies and the influence of Senator Albritton. She concluded by stating that, if the county wishes to pursue a new fire station, she can guide them through the process to obtain funding in the upcoming legislative session.

Commissioner Chancey raised two key questions regarding county infrastructure and property decisions. He asked why, if the county is receiving funding for a new fire station, the existing station must be torn down rather than upgraded to meet hurricane standards, allowing the county to use the new funding appropriation to build an additional station on the east or west side where emergency services are lacking. He also questioned the decision to sell the incubator building to Culver's, noting that while the business wants the location, the county is losing a valuable commercial facility. He suggested that the restaurant could have been directed to another site so the county could retain the incubator building for future economic development needs.

CEO/President Grimsley responded by addressing both of Commissioner Chancey's questions. She explained that she could not speak to the structural condition of the existing fire station, but from the state's perspective there is no barrier to Hardee County requesting funding for an additional station on the east side if that is a priority. Regarding the Culver's property, she stated that the incubator building was outdated, costly to rehabilitate, and unsuitable for conversion to a restaurant. She emphasized that the site's value lies in its prime retail location with access to both northbound and southbound traffic, making it inappropriate for manufacturing uses and a frequent source of code enforcement issues due to city view-corridor requirements. CEO/President Grimsley added that similar concerns apply to the old hospital building, which was gutted, contained asbestos, and sits in the middle of a parking lot; multiple evaluations have concluded that rehabilitating it would cost more than constructing a new facility.

Commissioner Miller thanked the audience for attending and emphasized that he did not question anyone's integrity or suggest they were present for personal gain, noting that he believed all attendees—regardless of their position on the resolution—care deeply about Hardee County's future. He cautioned against oversimplifying discussions about salaries and staffing, arguing that if The Development Group's functions were moved under county government, the county would still need to hire comparable personnel, including directors, accountants, project managers, and expanded HR (Human Resources) support. He stressed that the true cost lies not in the number of employees but in the consequences of having the

wrong people in critical roles. Commissioner Miller expressed frustration that recent discussions have been more destructive than constructive, undermining progress rather than building on it. He also warned that shifting Mosaic development agreement funds to the EDA could trigger legislative scrutiny, potentially jeopardizing severance tax dollars if lawmakers conclude the county is already sufficiently funded. He reminded the Board that the EDA was created by the Florida Legislature, not the County Commission, and any structural changes would require legislative approval. He closed by thanking the public again, underscoring the importance of their participation.

CEO/President Grimsley acknowledged the budget-related concerns raised throughout the meeting and explained that the IDA's financial structure is inherently complex, involving multiple separate budgets—special revenue, general fund, mine-owned assets, and the EDC—each with different rules and spending authorities. She noted that even with her finance background, it took two years as an IDA Board Member before she fully understood how the budgeting system functioned, and only after joining the staff and working with it daily did the full picture become clear. CEO/President Grimsley emphasized that past board members, including former IDA Board Chair, Vanessa Hernandez, had also struggled to interpret the budget because detailed year-to-date spending information was not historically provided. She explained that this year, with the addition of a controller, the organization began presenting clearer budget-to-actual reports to improve transparency. She invited each Commissioner to meet with staff for a thorough walkthrough of all four budgets and the historical spending records, stating that she would welcome the opportunity to ensure everyone fully understands how the financial system operates.

Chair Melendy expressed appreciation for the open discussion and the participation of all five IDA Board members. He emphasized the value of diverse perspectives and viewpoints in the decision-making process. Chair Melendy highlighted the dedication of IDA Board members, noting that they give their time, talents, and energy for the county's benefit. Chair Melendy expressed appreciation for the public comments and noted that while some people opposed the resolution, he had not received any positive feedback. Chair Melendy mentioned receiving emails from concerned individuals but stated he had not received any positive comments about the resolution. He acknowledged the presence of people who are against the resolution but were not visible during the meeting and pointed out that some IDA Board members are accomplished professionals in their fields and volunteer their time and expertise for the county's benefit. Chair Melendy emphasized that these contributions should not be dismissed due to rumors or gossip and expressed frustration with what he perceived as attempts to control the narrative through rumors and gossip, rather than addressing issues directly. Chair Melendy stressed the importance of communication in addressing misunderstandings and building trust within the community. He acknowledged that while he supports better communication, he does not support the resolution or oversight of IDA dollars. He believes the current structure for the IDA Board is effective and trusts its members to make decisions in the best interest of growing the county's economy. Chair Melendy concluded by emphasizing his commitment to a better future for Hardee County's citizens and his belief that improved communication is needed across all aspects of county governance.

Commissioner Wells expressed appreciation for the open discussion and the participation of all board members. He emphasized the importance of more comprehensive information sharing during board presentations, noting that while attendance is helpful, it is not sufficient for full understanding. Commissioner Wells mentioned his personal outreach efforts, having spoken with approximately 30 individuals prior to the meeting, which he believes provides valuable context. He stated his willingness to admit when he is wrong and to consider different perspectives on issues. Commissioner Wells highlighted specific areas where he feels additional information is needed, suggesting that certain topics were not adequately covered during the meeting. While acknowledging the board members' volunteer efforts, Commissioner Wells also expressed a desire to engage them more directly on specific issues. He affirmed his commitment to his current stance on the resolution or oversight, indicating consistency in his position.

CEO/President Grimsley noted the presence of healthy debate within the board regarding the budget, emphasizing that decisions are not made without discussion. She gave assurance that the next presentation would be different, demonstrating responsiveness to feedback. She stressed that the board engages in genuine debate rather than simply approving decisions without consideration. CEO/President Grimsley acknowledged that board members do not always agree, indicating an understanding of the complexities involved in decision-making.

Commissioner Flores addressed Commissioner Miller's comments. He clarified that he did not intend for anyone to think that their comments were unimportant, particularly given the established relationships with the IDA. Commissioner Flores expressed regret that those who have concerns do not come forward to voice them, as this would allow for consideration of alternative perspectives. He explicitly stated that he has no issue with the comments made during the meeting and found them to be very good and numerous. Commissioner Flores emphasized his respect for all comments made during the meeting, affirming that he believes everyone present has Hardee County's best interests at heart. He reiterated that he never questioned this commitment from any board member.

Commissioner Miller requested Commissioner Wells provide further explanation regarding his concerns about the IDA Board. Commissioner Wells explained he had already voiced his concerns regarding the expenditure of funds, i.e., the "amount of money being spent," and noted the Board should analyze the "way things are done" to determine whether there is a way to make things better.

6. ADJOURNMENT

With no further business, the meeting was adjourned at 8:34 p.m.

X

Noey A. Flores, Chair
Board of County Commissioners

X

Victoria L. Rogers, Ex-Officio Clerk
Board of County Commissioners

AGENDA ITEM NO. 4.B

Item Cover Page

HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 2, 2026
SUBMITTED BY:	Charlene Albritton, Clerk of Courts
ITEM TYPE:	Minutes for Approval
AGENDA SECTION:	**MINUTES FOR APPROVAL**
SUBJECT:	BCC/Hardee County Sheriff's Administrative Complex Site Selection Review Committee Special Events Meeting Minutes of August 19, 2025, at 1:00 p.m.
SUGGESTED ACTION:	- Motion to accept and acknowledge the Hardee County Sheriff's Administrative Complex Site Selection Review Committee meeting minutes as presented

ATTACHMENTS:
2025-08-19 Minutes BCC WKS COW SAC.pdf

MINUTES

Hardee County Board of County Commissioners
Hardee County Sheriff's Administrative Complex Site Selection Review Committee

SPECIAL EVENTS

August 19, 2025, at 1:00 PM

HARDEE COUNTY COMMISSION CHAMBERS
412 WEST ORANGE STREET, SUITE 102
WAUCHULA, FL 33873

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Gary Delatorre	Chair - NW Resident Citizen Member	Present	
Richard K. Nadaskay, Jr.	Vice Chair - City of Wauchula Mayor	Present	
Russell A. Melendy	County Commissioner	Present	
Vent Crawford	Hardee County Sheriff	Present	
David Drake	Hardee County Sheriff's Office Representative	Present	
Lane Schneider	County Staff - BCC Emergency Management Director	Present	
Kyle Long	City Staff - City of Wauchula Community Development Director	Present	
Dr. Silvia Collins	SE Resident Citizen Member	Present	**1:21 p.m.**
Darin Hughes	SW Resident Citizen Member	Present	
Mark Gilliard	NE Resident Citizen Member	Present	

Committee Chair Delatorre called the meeting to order at 1:02 p.m.

2. BUSINESS AGENDA

A. Committee Discussion:

Committee Chair Delatorre reviewed the approved actions of the committee from the August 5, 2025, meeting and requested City of Wauchula Community Development Director Long present his property findings.

City of Wauchula Community Development Director Long reported compiling a list of potential sites based on objective, predefined criteria. The primary factors considered included the presence of utilities, a minimum parcel size of 15 acres, and whether the property was located within or adjacent to city limits. Additional considerations previously discussed by the committee—such as flood zone presence, population within a 1,000-foot radius, and potential for commercial development—were also incorporated. Using these criteria, nine potential sites were identified. Director Long emphasized that the evaluation did not account for property owner's willingness to sell, cost, or other subjective factors. The sites were categorized by color: orange parcels met the acreage requirement but lacked utilities, while green parcels satisfied all three primary criteria. One of the green parcels was the originally selected site, and another became eligible due to recent annexation that placed it adjacent to city limits and provided utility access. A detailed map was presented showing the parcels along with water and sewer line locations. Electric utilities were excluded to avoid excessive visual clutter.
Each site was then reviewed individually. The first property, consisting of more than 35 acres, had full utility access, 28 residential units within 1,000 feet, approximately 4.5 acres of flood zone, and 335 feet of highway frontage offering limited commercial potential. Market value information was provided as a general reference. The second property, located directly north of the proposed site, comprised 34 acres with available utilities and 20 nearby residential units. Market value could not be listed due to the parcel being combined with an adjoining property in appraisal records. This site contained no flood zone and no highway frontage, though commercial potential could exist with future infrastructure improvements.

During the discussion, Chair Delatorre sought clarification from Director Long regarding whether the referenced area intersected with U.S. Highway 17. Director Long confirmed that it did not. The group then discussed the land situated between U.S. Highway 17 and an adjacent area, identifying it as property belonging to Coker Fuel. It was further noted that the existing buildings in the vicinity were previously associated with a solar farm and had once been part of the Hardee Fresh operation.

Director Long presented a series of property evaluations, beginning with an image from Heard Bridge Road looking west, noting it was a vacant field. He then introduced the third property, a 24-acre parcel owned by Rick Bateman and Leslie Bateman, situated between Polk Road and Louisiana Avenue. Director Long explained that although only the southernmost portion touches the city limits, the site still meets the established criteria. The property contains approximately four and a half acres of flood zone and, due to surrounding residential development, lacks commercial potential. He also clarified that utilities—water, sewer, and electric—are available and confirmed in response to a question that some annexed areas may have city water and sewer without city electric. Director Long proceeded to describe the fourth property at Polk Road and Florida Avenue, owned by Carlton Hill, LLC. The 19-acre site has all three utilities, 142 residential units within 1,000 feet, no flood zone, and no commercial potential. He referenced accompanying images showing views from Polk Road and Florida Avenue.

The fifth property poses development challenges because it lacks street frontage. Access would require extending Townsend Street eastward through the Riverchase apartment complex. While water and sewer are available, electric service would need extension. The site contains 26 acres of flood zone but was included because it meets all three selection criteria. Director Long then discussed the sixth property, Bill Crews' orange grove near First Baptist Church. Although composed of three parcels, only the north (17 acres) and south (25 acres) parcels were evaluated, as the western parcel does not meet the minimum acreage requirement. The north parcel has full utilities, while the south parcel has only water, with sewer and electricity accessible through Briarwood. Neither parcel contains flood zone, and neither currently has commercial potential. The seventh property, Walter Farr's Grove, consists of 19 acres but includes a city sewer line running east–west through a drainage ditch, complicating development. Director Long noted that recent attempts by potential developers have been hindered by the site's layout and utility constraints. The property includes nine acres of flood zone, has 194 residential units within 1,000 feet, and offers some commercial potential due to its 674 feet of frontage—though he suggested realistically considering only the northern portion. Next, Director Long reviewed the eighth property, the MM Wauchula II (Cobb family) parcel. This 19-acre site has full utilities, 76 nearby residential units, and significant commercial potential, supported by high market value. He referenced images showing views from U.S. Highway 17 and the Carlton roundabout.
Finally, he presented the ninth property, the former FEMA (Federal Emergency Management Agency) park owned by Wauchula Groves. The 36-acre site has full utilities, 148 residential units within 1,000 feet—including the La Playa apartments—and four and a half acres of flood zone. It also holds commercial development potential. Director Long concluded with images from Carlton Street and MLK (Martin Luther King, Jr.) Avenue and formally ended his presentation.

Committee Member Gilliard informed the committee that he had contacted the city prior to the meeting regarding additional properties he wished to have included in Director Long's presentation. He explained that, in order to avoid any Sunshine Law concerns, city staff advised him not to send the information directly to Director Long in advance. Instead, Director Long requested that Committee Member Gilliard raise those properties during the meeting itself. Committee Member Gilliard stated that he wanted the committee to be aware of this process. When prompted by other members to identify the additional properties, Committee Member Gilliard clarified that his intention had been to discuss them during the meeting and then forward the details to Director Long afterward. This would allow Director Long to review the information and potentially distribute it to the committee before the next meeting. He emphasized that, for the current meeting, the committee should focus on the properties Director Long had already prepared, with the remaining properties to be addressed subsequently. Committee Member Gilliard also noted that several individuals had approached him expressing concern that the meeting should have been scheduled at 5:00 p.m. to accommodate working residents. However, he reminded the public that the 1:00 p.m. meeting time had been previously agreed upon and would therefore remain in place.

Chair Delatorre addressed the committee regarding the possibility of holding additional meetings, noting that Committee Member Gilliard's comments reflected similar concerns raised by members of the public. He stated that several individuals had asked whether the committee intended to extend its work or schedule further sessions. Chair Delatorre emphasized that the decision to hold additional meetings rests entirely with the committee. He explained that, for the present meeting, the committee would refrain from making any motions at the outset. Given the volume of information presented, he believed it would be premature for any member to make an informed motion at that time. He asked the committee to confirm agreement with this approach. Chair Delatorre then acknowledged the suggestion that the committee should discuss the properties presented, hear public input, and, if necessary, introduce additional properties later in the meeting. He noted the possibility of scheduling the next meeting at 5:30 p.m. to encourage greater public participation, referencing the strong turnout at a recent BOCC workshop held in the afternoon. He concluded by stating that the committee would determine its course of action as the meeting progressed and invited comments from committee members regarding the nine properties presented by Director Long.

During the committee's discussion, members began evaluating how to narrow down the list of potential properties under consideration. One member expressed the need to reduce the number of sites by eliminating those that were clearly not viable. Questions were raised regarding how many of the listed properties would require annexation into the city in order to be considered. Staff clarified that three properties—identified as parcels two, three, and six—were located on the edge of the city limits and were therefore eligible for annexation. It was further explained that the orange-coded parcel did not qualify due to either lack of contiguity or lack of utilities. A committee member then asked whether the two properties being referenced were still considered viable options, and staff confirmed that they were.

As the discussion continued, the Chair directed the committee to begin deliberating among themselves before opening the floor for public comment. One member noted that, when comparing the properties to the original site, parcels one and two were nearly identical except for ownership, with parcel one owned by the county. Based on this, the member suggested eliminating parcel two.

Chair Delatorre advised that any proposed elimination should be made in the form of a motion to ensure clarity and consensus among committee members. The member agreed and prepared to make the motion, acknowledging that full agreement on every site was unlikely. Chair Delatorre reiterated the direction to proceed with a motion to eliminate site number two.

Motion by Committee Member Nadaskay and second by Committee Member Hughes that we eliminate site two for the reason it is similar to site one and not owned by the County.

Motion carried unanimously.
Ayes – Delatorre, Nadaskay, Melendy, Crawford, Drake, Schneider, Long, Collins, Hughes, and Gilliard
Nays – None.

During the committee's deliberations, members discussed whether certain properties should be eliminated from consideration based on annexation status and other criteria. Committee Member Gilliard noted that property number one had previously been purchased by the county despite not being annexed at the time, arguing that lack of annexation alone should not disqualify a site. He emphasized that annexation could occur later if needed and expressed concern that the original property purchase had not been handled in a "shovel-ready" manner. He stated that the land had been acquired before zoning and annexation were completed and suggested that the county could have conditioned the purchase on those requirements. He also raised concerns about the timeline of notifications provided by the city, asserting that nearby property owners were not adequately informed about the intended use of the land. Committee Member Gilliard stressed that the committee was formed because of procedural issues involving the county, the IDA (Industrial Development Authority), and the sheriff's office, and that these concerns should not be overlooked. Chair Delatorre acknowledged the comments but clarified that the committee's role was limited to identifying and recommending a suitable site to the county commission, not revisiting past decisions.

Discussion then shifted to whether properties should be removed from consideration based on availability for purchase. Staff explained that availability was not part of the criteria assigned to Director Long, who had been instructed only to identify qualifying parcels, not to determine whether owners were willing to sell or to estimate cost. Sheriff Crawford addressed the committee, emphasizing the importance of minimizing the number of residential units within 1,000 feet of any proposed site. He explained that emergency response vehicles leaving the sheriff's office would need to travel through residential areas, and that fewer nearby residences would reduce long-term impacts and improve operational efficiency. He encouraged the committee to consider residential density as a significant factor in narrowing the list of properties.
Chair Delatorre then invited additional comments from committee members and the public. He acknowledged the difficulty of the task, noting that the committee must reduce the list of nine parcels to a manageable number and that public input would be an important part of the process.

Committee Member Drake raised concerns about evaluating properties whose owners were not present and whose land was not listed for sale. He argued that it was inappropriate for the committee to discuss potential development on privately owned parcels without first contacting the owners, noting that such discussions could be unfair to both the owners and the committee. Chair Delatorre acknowledged the concern but reminded the group that, at the committee's first meeting, members had specifically requested that Director Long identify potential parcels without regard to ownership willingness or sale status.

Director Long then provided additional information, noting that approximately 104 residential units exist near the current jail site on MLK. This led to further discussion about property number one, where Committee Member Gilliard highlighted that 28 residential units lie within 1,000 feet of the site. He pointed out a specific home belonging to the Hernandez family, stating that they had received no notice regarding the county's plans despite living there for 17 years. He expressed broader concerns about the lack of communication with nearby property owners and questioned whether the county had followed proper procedures when purchasing the parcel, which had not been zoned or annexed at the time of acquisition. Committee Member Gilliard also raised a potential legal issue, stating that his research suggested a county jail could not be located within 1,000 feet of a school. He noted that the purchased parcel lies within that distance of North Wauchula Elementary School and argued that this should have been addressed before the county spent $1.3 million on the property.
Chair Delatorre asked whether such a restriction existed, and County Manager Atchley responded by asserting that the process had been handled correctly from the beginning. He explained that annexation was the first required step, followed by a land-use amendment and then a Planned Unit Development (PUD) process. He emphasized that it is not feasible to make property "shovel ready" before purchase, as doing so would require spending taxpayer funds on land the county does not yet own. He stated that detailed regulatory requirements cannot be fully known until the formal development process begins.

It was questioned whether it was prudent for the county to spend $1.3 million on land without certainty that it would meet all requirements. County Manager Atchley replied that such uncertainty is common in public projects and that issues often arise even after state appropriations are secured. He noted that the county has previously encountered delays on other state-funded projects due to late-stage complications and reiterated that the current process is consistent with standard practice. It was noted that any parcel ultimately recommended by the committee would face similar procedural hurdles, including zoning, annexation, and PUD approval. Director Long confirmed that the PUD process alone typically takes two to three months after application, with additional time required for city review, meaning that several months of processing would follow any site selection.

Committee Chair Delatorre questioned whether any other committee member had a suggestion for another parcel that could be eliminated.

Motion by Sheriff Crawford and second by Committee Member Hughes to strike seven and nine based on the mayor and residential reasoning.

Committee Chair Delatorre called for public comment. The following persons addressed the committee:

Ms. Renee Wyatt
Ms. Ana Miller
Mr. Cody Gullatt
Ms. Diane Smith
Mr. Rick Knight
Mr. Wayne Gourley
Ms. Brandy Hartline
Ms. Nicole Drake
Dr. Teresa Crawford
Ms. Laura Gilliard
Ms. Serena Paris

There was discussion between County Manager Atchley and Chair Delatorre concerning the Chair's responsibility to vote on the presented motions.

Motion carried 7 to 3.
Ayes – Melendy, Crawford, Schneider, Drake, Delatorre, Collins, and Hughes
Nays – Nadaskay, Long, and Gilliard

There was discussion concerning the remaining six properties and how to move forward.

Motion by Committee Member Gilliard and second by Committee Member Nadaskay that we take these six properties, that we review them ourselves, with the addition of the properties that I will send to Ms. Crawford that she will send out to all board members and when Kyle comes back, he can give a detailed report, and we will have the same opportunity of reviewing those properties.

Committee Member Drake noted it was unfair for the committee to use the City of Wauchula's resources for brokering properties, that the property owner has no clue concerning the committee's discussion, and acknowledged the difficulty with deciding on a property when the surrounding property owners of any chosen property will object to the jail in their neighborhood.

Public comments:

Ms. Brandi Hartline

Motion failed 3 to 7.
Nays – Melendy, Crawford, Schneider, Drake, Delatorre, Collins, and Hughes
Ayes – Nadaskay, Long, and Gilliard

There was continued discussion concerning the location of North Wauchula Elementary School in relation to the facility, and the types of businesses surrounding or adjacent to the current sheriff's department.

Committee Chair Delatorre called for a motion to schedule a date and time for the next committee meeting.

Motion by Committee Member Nadaskay and second by Committee Member Hughes to have one more meeting after 5:00 p.m., in the future, with a task from the committee to end that meeting with a recommendation.

County Manager Atchley noted the meeting date needed to be specific and suggested the date of September 2nd be added to the motion.

Committee Chair Delatorre noted he would not be available on September 2nd.

There was discussion concerning choosing the date and time for the next meeting.

The committee failed to vote on the motion offered by Committee Member Nadaskay and seconded by Committee Member Hughes.

Motion by Committee Member Nadaskay and second by Committee Member Gilliard for a meeting on September 8th at 7:30 p.m.

Motion carried unanimously.
Ayes – Delatorre, Nadaskay, Melendy, Crawford, Drake, Schneider, Long, Collins, Hughes, and Gilliard
Nays – None.

Motion Committee Member Drake and second by Commissioner Melendy that we have a meeting September 8th, at 7:30 p.m., and prior to that meeting that we publish the discussed address or property locations that we have today and those potential sites so that the public can have their input as far as those properties are being considered.

Committee Member Drake amended his motion to add "They would have a recommendation to the Board by the end of the meeting." Commissioner Melendy amended his second to the motion.

Committee Member Drake amended his motion again to read "That we bring the properties that we discussed that we eliminate taking away those that we have eliminated do the research provide those properties at the next meeting posted those addresses or properties locations so those properties owners can come to the meetings and at the conclusion of the meeting we have recommendation to bring back to the Board of County Commissioners. Commissioner Melendy amended his second to the motion.

Public comments:

Commissioner Noey Flores

After much discussion concerning the publication of information regarding properties that were not currently listed for sale and the need for evaluation of the properties, Committee Member Drake withdrew his motion and two amendments to his motion. Commissioner Melendy withdrew his second to the motion.

Chair Delatorre requested a motion to make a recommendation to the Board of County Commissioners.

Motion by Committee Member Nadaskay and second by Emergency Management Director Schneider that we end the September 8th meeting with a recommendation to the BOCC.

Chair Delatorre called for public comments. The following person addressed the Committee:

Ms. Nicole Drake

Motion carried 9 to 1.
Ayes – Delatorre, Nadaskay, Melendy, Crawford, Drake, Schneider, Long, Collins, and Hughes
Nays – Gilliard

The Committee continued discussion concerning the location of the mental health facility and removing other properties from consideration.

Motion by Committee Member Director Long and second by Sheriff Crawford to remove property number five due to lack of city right-of-way access.

Motion carried 9 to 1.
Ayes – Delatorre, Nadaskay, Melendy, Crawford, Drake, Schneider, Long, Collins, and Hughes
Nays – Gilliard

Motion by Sheriff Crawford and second by Committee Member Hughes to eliminate property three due to splitting the current owner's property in half.

Motion carried 7 to 3.
Ayes – Melendy, Crawford, Schneider, Drake, Delatorre, Collins, and Hughes
Nays – Nadaskay, Long, and Gilliard

Committee Member Nadaskay noted the current list of properties for consideration included property number one, property number four, property number six, and property number eight.

Committee Chair Delatorre called for further public comment.

County Manager Atchley questioned whether any additional information was needed by the committee before the next meeting scheduled for September 8th.

Sheriff Crawford noted that three properties remained under consideration and emphasized the importance of determining whether those parcels were actually for sale. He stated that if the committee ultimately ranked one of these sites as its top recommendation at the September 8th meeting, it would be beneficial to know in advance whether the property was available for purchase and what the total acquisition cost would be. He added that, although the county commission would ultimately decide how to fund any purchase, having at least a general understanding of potential costs—whether $5 million or $500,000—would help the committee assess feasibility and make a more informed recommendation.

County Manager Atchley emphasized that if the committee ultimately recommends a site other than the county-owned parcel, a full property acquisition process would be required. This would include obtaining appraisals, conducting environmental reviews, and completing other due-diligence steps typical of real estate transactions. He noted that the county would need to begin by determining whether the owners of the remaining candidate parcels have any interest in selling, should those properties be selected or ranked as top options. Staff would reach out to the relevant property owners to gauge potential willingness to sell. He clarified that no motion was currently on the floor and that the discussion was exploratory in nature. He further explained that staff would prepare the next meeting's agenda to include the identified properties in no particular order, allowing the committee to deliberate and ultimately produce a ranked list. He recommended that the committee narrow its selections to four properties, ensuring that if the county-owned parcel or another preferred site became unviable, the committee would already have established a clear sequence of alternatives.

Committee Member Gilliard addressed the committee to express concerns regarding the proposed placement of a Tri-County mental health and drug rehabilitation facility alongside the new sheriff's department site. He emphasized that, although the committee's primary task is to select a location for the sheriff's office, the mental health treatment center has been linked to the project from the beginning and warrants serious consideration. Drawing on his own independent research, Committee Member Gilliard argued that situating such a facility in a small rural community without adequate supportive infrastructure poses significant risks. He noted the absence of essential services such as transitional housing, homeless shelters, outpatient or step-down care, reliable transportation, access to social services, employment assistance, and follow-up care. According to his remarks, these gaps create challenges including a lack of continuity of care, transportation barriers, strain on limited local resources, and likely community resistance. Committee Member Gilliard warned that placing a centralized intake and treatment center in a community without the necessary post-treatment support systems could result in patients being

discharged back into the same environments that contributed to their crises, undermining treatment progress and raising ethical concerns. He further stated that funding acute care without parallel investments in long-term recovery infrastructure wastes public resources and fails to produce sustainable outcomes. The primary concern was that the town does not have the infrastructure to support the mental health facility if it is co-located with the sheriff's department. Committee Member Gilliard suggested that if property number one —already purchased with allocated funds—is ultimately selected for the sheriff's office, the mental health component should be reconsidered, relocated, or returned to Highlands County rather than being placed in Hardee County.

Ms. Nicole Drake added that two of the proposed properties, sites number four and number six, are within walking distance of schools and residential neighborhoods. She noted that site number six is near a church with a weekday preschool ministry, and site number four is directly across from an elementary school and a densely populated neighborhood. Ms. Drake predicted strong public opposition to either location and recommended removing both properties from consideration.

Committee Member Gilliard then briefly referenced an additional property near site number six, noting that it lies within city limits and likely has access to water and sewer services.

Ms. Renee Wyatt requested the committee explain why property number one was not appropriate, i.e., what was wrong with property number one.

There was further discussion by the committee concerning why property number one was either appropriate or inappropriate due to property number one being surrounded by residential properties.

Mr. Cody Gullatt indicated the mental health facility was the public's main concern.

Ms. Diane Smith noted all county residents are important, and property number nine included many school-age children.

Commissioner Melendy noted the committee must decide concerning the property that is the "best fit" to the established criteria.

Committee Member Hughes noted he was "a fan" of property number one and when the residential impact was considered, site number four would impact 142 residents, site number six would impact 160 residents, site number eight would impact 76 residents, and site number one would impact 28 residents.

3. ADJOURNMENT

With no further business, the meeting adjourned at 4:03 p.m.

AGENDA ITEM NO. 6.A

Item Cover Page

HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT

DATE: April 2, 2026

SUBMITTED BY: Brandy Crawford, County Manager's Office

ITEM TYPE: Proclamation

AGENDA SECTION: **PROCLAMATIONS**

SUBJECT: **Victoria Switzer, LifeLink Foundation** - Donate Life Proclamation

SUGGESTED ACTION:

- Motion to approve the Proclamation declaring April 2026 as National Donate Life Month in Hardee County.

ATTACHMENTS:

Proclamation - National Donate Life Month.docx

Hardee County
FLORIDA

National Donate Life Month
PROCLAMATION

WHEREAS, one of the most meaningful gifts that a human being can bestow upon another is the gift of life; and,

WHEREAS, over 105,000 men, women and children are currently on the national waiting list for organ transplantation, of which over 6,000 reside in Florida; and,

WHEREAS, 49,065, a historic number of organ transplants, occurred in the calendar year 2025 in the United States thanks to the generosity of 23,787 deceased and living donors, of which LifeLink of Florida honored more donors than ever before serving 360 organ donors who provided 995 lifesaving transplants to patients in need; and,

WHEREAS, more than 10 million Floridians have already registered their decision to give the Gift of Life through organ and tissue donation at www.DonateLifeFlorida.org or on their driver license; and

WHEREAS, LifeLink of Florida, the non-profit organization dedicated to the recovery of organs and tissue for transplantation therapy in Florida, with a mission to honor donors and save lives through organ and tissue donation.

NOW, THEREFORE, the **BOARD OF COUNTY COMMISSIONERS of HARDEE COUNTY,** hereby proclaims **April 2026,** as **"National Donate Life Month"** in Hardee County and encourage all residents to consider leaving an infinite legacy through organ donation and to sign up at www.MyStoryContinues.com or when renewing their driver license or state identification card.

ADOPTED AND PASSED, this 2nd day of April in the year 2026, by the Board of County Commissioners of Hardee County, Florida.

_____
Noey Flores, Chair

AGENDA ITEM NO. 6.B

Item Cover Page

HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 2, 2026
SUBMITTED BY:	Brandy Crawford, County Manager's Office
ITEM TYPE:	Proclamation
AGENDA SECTION:	**PROCLAMATIONS**
SUBJECT:	**Amanda Simat, SWFWMD** - Water Conservation Month Proclamation
SUGGESTED ACTION:	- Motion to approve the Proclamation declaring April 2026 as Water Conservation Month in Hardee County.

ATTACHMENTS:
Proclamation - Water Conservation Month.docx

Water Conservation Month
PROCLAMATION

WHEREAS, water is a basic and essential need of every living creature; and,

WHEREAS, The State of Florida, Water Management Districts and Hardee County are working together to increase awareness about the importance of water conservation; and,

WHEREAS, Hardee County and The State of Florida has designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and,

WHEREAS, Hardee County has always encouraged and supported water conservation, through various educational programs and special events; and

WHEREAS, every business, industry, school and citizen can make a difference when it comes to conserving water; and

WHEREAS, every business, industry, school and citizen can help by saving water and thus promote a healthy economy and community; and

WHERAS, efficient irrigation design, programming, and maintenance can conserve water, Hardee County will encourage citizens and businesses to evaluate their irrigation systems for potential efficiency enhancements.

NOW, THEREFORE, the **BOARD OF COUNTY COMMISSIONERS of HARDEE COUNTY,** hereby proclaims **April 2026,** as **"Water Conservation Month"** in Hardee County, Florida. And encourage citizens and businesses to help protect our precious resource by practicing water saving measures and becoming more aware of the need to save water. For this, the 28th year of Water Conservation Month, there will be a special focus on irrigation system evaluations.

ADOPTED AND PASSED, this 2nd day of April in the year 2026, by the Board of County Commissioners of Hardee County, Florida.

_____
Noey Flores, Chair

AGENDA ITEM NO. 6.C

Item Cover Page

HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT

DATE: April 2, 2026

SUBMITTED BY: Brandy Crawford, Parks, Recreation, & Marketing

ITEM TYPE: Proclamation

AGENDA SECTION: **PROCLAMATIONS**

SUBJECT: **Lacey Webb, Parks, Recreation & Marketing Manager -** National County Government Month Proclamation

SUGGESTED ACTION:

- Motion to approve the Proclamation declaring April 2026 as National County Government month in Hardee County.

ATTACHMENTS:

Proclamation-National County Government Month April 2026.docx

PROCLAMATION
National County Government Month

WHEREAS, the nation's 3,069 counties, serving more than 330 million Americans, provide essential services that create healthy, safe, and vibrant communities; and

WHEREAS, counties fulfill a wide range of responsibilities, delivering services that impact nearly every aspect of residents' daily lives, including public safety, infrastructure, parks and recreation, public health, emergency management, and economic development; and

WHEREAS, counties serve as vital intergovernmental partners, implementing local, state, and federal programs to meet the needs of all residents; and

WHEREAS, Hardee County takes great pride in its responsibility to protect and enhance the health, wellbeing, and safety of its residents in an efficient and cost-effective manner; and

WHEREAS, Hardee County continues to make strategic investments in infrastructure improvements, bridge replacements, roadway enhancements, and public safety facilities, strengthening the foundation for future growth and resiliency; and

WHEREAS, the County is committed to enhancing quality of life through parks, recreation, and tourism initiatives, including ongoing improvements to Pioneer Park, Hardee Lakes Park, and other community spaces that serve residents and attract visitors; and

WHEREAS, Hardee County remains focused on innovation and accessibility in government services through initiatives such as Hardee 311, improving communication, responsiveness, and transparency for residents; and

WHEREAS, since 1991, the National Association of Counties has encouraged counties across the country to elevate awareness of county responsibilities, programs, and services; and

WHEREAS, the dedicated employees of Hardee County work each day to deliver essential services with professionalism, integrity, and a commitment to serving the community.

NOW, THEREFORE, be it resolved that the Board of County Commissioners of Hardee County hereby proclaims April 2026 as National County Government Month in Hardee County, Florida, and encourages all county officials, employees, schools, and residents to participate in activities that promote awareness and understanding of county government.

_____ _____

Noey Flores, Chair Date

AGENDA ITEM NO. 6.D

Item Cover Page

HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 2, 2026
SUBMITTED BY:	Brandy Crawford, Grants Management Department
ITEM TYPE:	Proclamation
AGENDA SECTION:	**PROCLAMATIONS**
SUBJECT:	**Stacy Smith, Grants Coordinator** - Fair Housing Proclamation
SUGGESTED ACTION:	- Motion to approve the Proclamation declaring April 2026 as Fair Housing Month in Hardee County.

ATTACHMENTS:
Proclamation - Fair Housing Month.docx

Hardee County
FLORIDA

Fair Housing Month
PROCLAMATION

WHEREAS, April 11, 2026, marks the 58th anniversary of the enactment of the Federal Fair Housing Act of 1968, which sought to eliminate discrimination in housing opportunities and to affirmatively further housing choices for all Americans; and,

WHEREAS, equal opportunity for all, regardless of race, color, national origin, religion, sex, disability, or familial status is a fundamental goal of our nation; and,

WHEREAS, the County is committed to highlighting the Fair Housing Law, Title VIII of the Civil Rights Act of 1968, by continuing to address discrimination in our community, supporting programs that educate the public about the right of equal housing opportunities, and by planning partnership efforts with other organizations to help assure every American of their right to fair housing; and,

WHEREAS, in order to heighten public awareness, the County wishes to focus public attention on April as Fair Housing Month; and,

WHEREAS, the Hardee County Board of County Commissioners encourages all citizens and community organizations to celebrate the value of diverse communities and support the goal of equal housing opportunity for all.

NOW, THEREFORE, the **BOARD OF COUNTY COMMISSIONERS of HARDEE COUNTY,** hereby proclaims **April 2026,** as **"Fair Housing Month"** in Hardee County.

ADOPTED AND PASSED, this 2nd day of April in the year 2026, by the Board of County Commissioners of Hardee County, Florida.

_____
Noey Flores, Chair

AGENDA ITEM NO. 7.A

Item Cover Page

HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 2, 2026
SUBMITTED BY:	Brandy Crawford, Grants Management Department
ITEM TYPE:	Consent Agenda
AGENDA SECTION:	**CONSENT AGENDA**
SUBJECT:	Motion to approve Resolution 2026-23, A Resolution of the Board of County Commissioners of Hardee County, Florida, authorizing the submission of a grant application to the Florida Fish and Wildlife Conservation Commission under the Florida Boating Improvement Program for the Pioneer Park boat ramp and supporting facilities development; authorizing and designating the County Manager or Chair to execute any necessary documents in furtherance thereof; and providing for an effective date.
SUGGESTED ACTION:	

ATTACHMENTS:
25-26 Memo-FBIP.pdf
Resolution 2026-xx FBIP.docx
Pioneer Park Boat Ramp-Unsubmitted application.pdf

BOARD OF COUNTY COMMISSIONERS

NOEY FLORES
CHAIR, DISTRICT 2

TIM WELLS
VICE CHAIR, DISTRICT 1

DONALD CHANCEY
DISTRICT 3

RUSSELL MELENDY
DISTRICT 4

KENNY MILLER
DISTRICT 5

TERRY ATCHLEY
COUNTY MANAGER

SARAH JOHNSTON
COUNTY ATTORNEY

MAILING ADDRESS
412 West Orange Street
Suite 103
Wauchula, FL 33873

PHONE
863-773-9430

WEBSITE
hardeecountyfl.gov

To: Terry Atchley, County Manager

Through: Doug Baber, Assistant County Manager

From: Martha Felix, Grants Manager

Subject FWC-FBIP Pioneer Park Boat Ramp Application

Date: April 02, 2026

The Hardee County Grants Management Department will be submitting a grant application on behalf of the Hardee County BOCC to the Florida Fish and Wildlife Conservation Commission for an updated boat ramp at Pioneer Park in the amount of $314,500.00.

If awarded, these funds will be utilized to construct a concrete double lane boat ramp constructed with the proper slope and a textured finish to allow for safe launching and retrieval, along with an ADA compliant boarding dock equipped with handrails and nonslip surfacing. Channel dredging and grading work will also be completed to ensure safe access to the ramp at varying water levels. Supporting facilities will consist of accessible parking with designated trailer spaces and ADA loading zones, lighting upgrades to enhance safety for early morning and late evening use, wayfinding and regulatory signage addressing boating safety and environmental protection and a picnic and shaded staging area will be provided near the ramp to allow for vessel preparation and river observation. No cash match is required.

Staff requests approval to submit the grant application.

RESOLUTION NO. 2026-23

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION UNDER THE FLORIDA BOATING IMPROVEMENT PROGRAM FOR THE PIONEER PARK BOAT RAMP AND SUPPORTING FACILITIES DEVELOPMENT; AUTHORIZING AND DESIGNATING THE COUNTY MANAGER OR CHAIR TO EXECUTE ANY NECESSARY DOCUMENTS IN FURTHERANCE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the Board of County Commissioners of Hardee County, Florida ("BOCC"), recognizes the importance of providing safe, accessible, and sustainable public boating facilities for residents and visitors; and

WHEREAS Pioneer Park serves as a key recreational asset within Hardee County and provides vital access to local waterways; and

WHEREAS the County proposes the development of a boat ramp and supporting facilities at Pioneer Park to enhance boating access, safety, and accessibility; and

WHEREAS the Project includes the construction of a concrete double-lane boat ramp with appropriate slope and textured finish, an ADA-compliant boarding dock with handrails and non-slip surfacing, and associated channel dredging and grading to ensure safe access at varying water levels; and

WHEREAS the Project further includes supporting improvements such as ADA-compliant parking, accessible parking with designated trailer spaces, ADA loading zones, ADA-compliant sidewalks and fishing areas, lighting enhancements, wayfinding and regulatory signage, a picnic area and shaded staging area; and

WHEREAS the Florida Fish and Wildlife Conservation Commission administers the Florida Boating Improvement Program ("FBIP"), which provides funding assistance for projects that enhance public boating access and safety; and

WHEREAS Hardee County desires to submit an application for funding assistance through the FBIP for the implementation of this project, with an estimated total project cost of approximately $314,500; and

WHEREAS the BOCC supports this application and, if awarded, commits to ensuring the completion, operation, and maintenance of the project in accordance with program requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS, AS FOLLOWS:

Section 1. Recitals Adopted. The foregoing recitals are incorporated in this Resolution as if fully set forth herein and made a part hereof by reference.

Section 2. **Ratification and Approval.** That the BOCC hereby approves the submission of the Project application.

Section 3. **Approval and Authorization.** That the BOCC hereby approves and authorizes the County Manager or Chair of the BOCC to sign the grant application, in a form approved by the County Attorney, and all additional necessary documents for acceptance of the grant.

Section 4. **Effective Date.** This Resolution shall take effect immediately upon adoption.

APPROVED AND ADOPTED this _____ day of _____, 2026 at a regular meeting of The Board of County Commissioners of Hardee County, Florida.

THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA

(SEAL)

_____
Noey Flores, Chair
Board of County Commissioners

ATTEST:

_____
Victoria L. Rogers, Ex-Officio Clerk to the Board of County Commissioners

APPROVED AS TO FORM, CONTENT & LEGAL SUFFICIENCY:

_____
Sarah Johnston, County Attorney

Application Submission Determination

Application Number: 26-003

Facility open to the public: Yes

Application Type: FBIP

Existing Facility: Yes

Facility Name:

Applicant Information

Applicant Organization Name: Hardee County Board of County Commisioners

Unique Entity Identifier (UEI): Q11TSMH2P7X6

Federal Employer Id: 596000632

Sequence #:

State Senate District: Florida

State House District: Florida

U.S. Congressional District:

Signature Authority Name: Terry Atchley

Signature Authority Title: County Manager

Signature Authority Phone Number: 863-773-6349

Signature Authority Email Address: terry.atchley@hardeecountyfl.gov

Project Manager Name: Martha Felix

Project Manager Title: Grants Manager

Project Manager Phone Number: 863-773-6349

Project Manager Email Address: martha.felix@hardeecountyfl.gov

Mailing Address : room 201, 412 West Orange Street, Wauchula, 33873, FL

Office Physical Address : room 201, 412 West Orange Street, Wauchula, 33873, FL

Project Summary

Project Title: Pioneer Park Peace River Boat Ramp Renovation

Application Type: New

Request Type: Construction

Project Category: Boat Access Facilities

Project Summary: The primary facility will include a concrete double-lane boat ramp constructed with the proper slope and a textured finish to allow for safe launching and retrieval, along with an ADA-compliant boarding dock equipped with handrails and non-slip surfacing. Channel dredging and grading work will also be completed to ensure safe access to the ramp at varying water levels. Supporting facilities will consist of accessible parking with designated trailer spaces and ADA loading zones, lighting upgrades to enhance safety for early morning and late evening use, and wayfinding and regulatory signage addressing boating safety and environmental protection. A picnic and shaded staging area will be provided near the ramp to allow for vessel preparation and river observation.

Project Information

Project Type: Boat Access Renovation/Replacement

Current Facility Description: Boat Ramp/Public Launching Facility (FBIP only)

County: HARDEE

Waterbody: Peace River

Facility Street Address or Location: 231 Wilbur C King Boulevard, Zolfo Springs, 33890, FL

Upland Ownership: Hardee County

Year Remaining in Lease:

Name of Owner: Hardee County

Estimate percent (%) Motorboats/Sailboats: 40.00 %

Estimate percent (%) Non-Motorboats: 70.00 %

Fees Charged: No

Current day use, parking or launch fee amount: $ 0.00

Tie-up/Overnight Moorage fee: $ 0.00

How frequently facilities are inspected/maintained: Staff checks for washouts 4-6 times a year as the river level changes. Mowing and weed eating is done weekly and trash cleanup is daily.

Inspection/maintenance performer: County Park Staff is responsible for inspection and maintenance.

Facility Components and Use

Number of Launch Lanes: 1

Ramp Condition: Average

Docks

No dock information.

Standard Trailer: 6

ADA Trailer: 0

Standard Vehicle: 6

ADA Vehicle 0

Parking Surface Condition: Average

Facility Attributes

- Restroom
- Garbage Cans/Dumpsters
- Showers

Project Engineering and Permits

Project design/engineering: Consulting Engineers (already on contract)

Level of engineering completed at time of application: None

Permits

U.S. Army Corps of Engineers: N/A

Florida Department of Environment Protection: N/A

FWC (Project involving mooring buoys must be permitted pursuant to Chapter 68D-23, F.A.C): N/A

Local Municipality: Not Submitted to Permitting Agency

Local Water Management District: N/A

Project Scope

Need Statement: The Pioneer Park Boat Ramp in Hardee County, FL, is currently experiencing functional and accessibility limitations that hinder its ability to adequately serve local residents, recreational boaters, and economic stakeholders. Existing infrastructure is outdated and lacks sufficient capacity, leading to congestion launching conditions, and limited access for users with varying skill levels and physical abilities. Improved facilities are essential to enhance public safety, support increased recreational use, promote local tourism, and stimulate economic growth in the region. Without targeted improvements, the facility will continue to fall short of community needs and regulatory standards, undermining its potential as a key recreational and economic asset for Hardee County.

Project Purpose: The ultimate purpose of the proposed project is to modernize and expand the Pioneer Park Boat Ramp to ensure safe, reliable, and equitable motorized boating access for residents and visitors of Hardee County. The project will directly address existing deficiencies in ramp condition, navigability, and user capacity by improving launch surfaces, enhancing channel access, and upgrading supporting infrastructure such as parking, lighting, and signage. These improvements will reduce congestion and launch delays, improve safety for boaters and pedestrians, and provide consistent access during varying water levels. By enhancing the functionality and durability of the facility, the project will increase the efficiency of launching and retrieving motorized vessels, accommodate a wider range of boat sizes, and improve overall user experience. Ultimately, the project will strengthen recreational boating opportunities, support local tourism and economic activity, and ensure long-term public access to the Peace River for motorized boating in Hardee County.

Expected Results or Benefits: The Pioneer Park Boat Ramp Improvement Project will significantly enhance safe and equitable access to the Peace River for motorized boaters and recreational users. Improvements to the launch approach, parking layout, and navigation access will reduce congestion and allow boaters to launch and retrieve vessels more efficiently. The upgraded facility will accommodate a wider range of vessel sizes while improving overall safety for both boaters and pedestrians. A key component of the project is improving accessibility. The installation of ADA-compliant sidewalks, accessible parking, and a dedicated ADA bank fishing area with a reinforced pad and safety railings will allow individuals with mobility limitations to safely access the riverfront. These improvements will expand recreational opportunities and improve quality of life for residents and visitors who rely on accessible outdoor facilities. Safety enhancements will also be achieved through improved lighting, stable walking surfaces, and clear wayfinding signage to guide visitors throughout the boat ramp area. These upgrades will improve visibility during early morning and evening hours when boating activity is highest and help reduce navigation confusion. Environmental stewardship and education will also be supported through the installation of fishing line recycling receptacles and bait container disposal stations. These features will help prevent fishing line and plastic waste from entering the Peace River ecosystem while encouraging responsible boating and fishing practices. Collectively, these improvements will provide a modern, accessible, and user-friendly boating access facility that increases public access to the Peace River, enhances boating safety, supports recreational fishing and boating activity, and strengthens outdoor recreation opportunities in Hardee County.

Project Milestones and Timeline: The primary goal of the Pioneer Park Boat Ramp Improvement Project is to modernize the existing boat ramp facility and provide safe, efficient, and ADA-accessible motorized boating access to the Peace River. The project will enhance public safety, increase accessibility for individuals with disabilities, improve traffic flow and staging areas for boat trailers, and provide environmentally responsible amenities that support long-term recreational use of the river. The project will be completed through the following phases: Phase 1 – Planning and Design (Months 1–6) Engineering and design services will be completed to finalize construction plans for the ramp approach, ADA sidewalk, ADA fishing access area, parking improvements, and lighting installations. Permitting and environmental review will also occur during this phase. Phase 2 – Site Preparation and Excavation (Months 6–9) Site work will include excavation of the approach and proposed parking areas, removal of deteriorated materials, grading, and placement of fill dirt to prepare the site for construction. Phase 3 – Infrastructure Installation (Months 9–14) Installation of solar lighting, ADA sidewalks, resurfacing of access roads, parking improvements including trailer and ADA spaces, and installation of benches, trash receptacles, and signage. Phase 4 – Accessibility and River Access Enhancements (Months 12–16) Construction of the ADA bank fishing area including reinforced concrete pad and safety rails, installation of wayfinding signage, and placement of environmental stewardship features such as fishing line recycling stations. Phase 5 – Final Inspection and Project Completion (Months 16–18) Final inspections, site stabilization, and project closeout documentation will be completed to ensure the facility is fully operational and accessible to the public.

Approach and Tasks: Phase 1 – Planning and Design (Months 1–6) Engineering and design services will be completed to finalize construction plans for the ramp approach, ADA sidewalk, ADA fishing access area, parking improvements, and lighting installations. Permitting and environmental review will also occur during this phase. Phase 2 – Site Preparation and Excavation (Months 6–9) Site work will include excavation of the approach and proposed parking areas, removal of deteriorated materials, grading, and placement of fill dirt to prepare the site for construction. Phase 3 – Infrastructure Installation (Months 9–14) Installation of solar lighting, ADA sidewalks, resurfacing of access roads, parking improvements including trailer and ADA spaces, and installation of benches, trash receptacles, and signage. Phase 4 – Accessibility and River Access Enhancements (Months 12–16) Construction of the ADA bank fishing area including reinforced concrete pad and safety rails, installation of wayfinding signage, and placement of environmental stewardship features such as fishing line recycling stations. Phase 5 – Final Inspection and Project Completion (Months 16–18) Final inspections, site stabilization, and project closeout documentation will be completed to ensure the facility is fully operational and accessible to the public.

Budget

Budget Category	FBIP Request	Applicant Cost Share	Total
Design/Engineering	$ 60,000	$ 0	$ 60,000
Administration Costs (max 5% of total)	$ 13,500	$ 0	$ 13,500
Permitting	$ 1,500	$ 0	$ 1,500
Site Preparation	$ 3,000	$ 0	$ 3,000
Demolition and Removal	$ 5,000	$ 0	$ 5,000
Construction	$ 176,000	$ 0	$ 176,000
Contingency Costs (max 10% of total)	$ 27,000	$ 0	$ 27,000
Other Costs	$ 28,500	$ 0	$ 28,500
Total Budget	$ 314,500	$ 0	$ 314,500

Budget Narrative

Pre-Award Costs:

Proration:

After Project Completion User Fees (if applicable):

Design/Engineering: Completing a plan and design for the project area

Administration Costs (max 5% of total): Professional consultation on the project

Permitting : Cost for inspections to confirm ADA compliance.

Site Preparation: Cost of fill dirt for proper elevation.

Demolition and Removal: Equipment rental to remove and discard concrete.

Construction: Installation of concrete sidewalk, parking areas, fishing area and resurfacing roads.

Contingency Costs (max 10% of total): To cover the cost of any potential project change orders

Other Costs: Labor, light installation, bench installation, new trash receptacles, and new signage.

Uploaded Documents

Download All

Document Type	Name	Action(s)
Boundary Map	Pioneer Park - Boatramp Improvements.png	Download View
Detailed Cost Estimate	Detailed Cost Estimate.pdf	Download View
Navigational Chart	Pioneer_Park_Map_Exhibit.pdf	Download View
Cover Letter	Cover Letter-Pioneer Park - signed.pdf	Download View
Site Control	Site Control-Pioneer Park - signed.pdf	Download View
Letters of Support	Letters of Support-Combined.pdf	Download View
Photographs	Boat Ramp Pictures.pdf	Download View

AGENDA ITEM NO. 7.B

Item Cover Page

HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT

DATE: April 2, 2026

SUBMITTED BY: Lindsey Barwick, Clerk of Courts

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Motion to approve the fixed asset items for auction as presented.

SUGGESTED ACTION:

ATTACHMENTS:
TRANSFER FORM 2.pdf
TRANSFER FORM.pdf
169-A.JPG
183-B.JPG
209-A.jpeg
285-B.JPG
307-B.jpeg
SW-083.jpeg

VICTORIA L. ROGERS
HARDEE COUNTY, CLERK OF THE CIRCUIT COURT AND COMPTROLLER
417 WEST MAIN STREET, SUITE 202
WAUCHULA, FL 33873
PHONE : (863) 773-4174 WEBSITE
: WWW.HARDEECLERK.COM

FIXED ASSETS PROPERTY CONTROL
TRANSFER/DISPOSITION OF EQUIPMENT

Send to: Lindsey Barwick, Fixed Assets/Property Control c/o Clerk of Courts
Email: lbarwick@hardeeclerk.com, Phone: 863 773-4174 ext. 7228 Fax: 863 773-4422

Attn: Lindsey Barwick **Subject:** Transfer/Disposition of Fixed Assets/Equipment.

This is a request to change the property records to reflect the transfer and/or disposal of property as indicated:

	PRC #	Description	Condition **
1	285-B	2005 John Deere Loader 644J	Poor
2	169-A	2001 Ford F-450	Poor
3	SW-083	2005 Acme Dynamics pump	Poor
4	183-B	2001 John Deere Gator 6x4	Poor
6			
7			
8			
10			
11			
12			
13			
14			
15			
16			

Transfer ___ Surplus ___ Parts ___ Lost/Stolen ___ Disposal to Landfill ___ Auction X

Other _____

From: Matt Mowers Fleet Maintenance Date 2 / 9 /20 26
(Department) (Department Head)

To: _____ Date ___ / ___ /20 ___
(Department) (Department Head)

Custody Accepted: _____ Date ___ / ___ /20 ___

** Please choose one of the choices below for the condition of the property:
Excellent = Perfect condition **Good** = Slightly used in good condition **Fair** = Old but still usable **Poor** = Old, not usable

Board approval of transfer date: ____ /____ /20_____

VICTORIA L. ROGERS
HARDEE COUNTY, CLERK OF THE CIRCUIT COURT AND COMPTROLLER
417 WEST MAIN STREET, SUITE 202
WAUCHULA, FL 33873
PHONE : (863) 773-4174 WEBSITE
: WWW.HARDEECLERK.COM

FIXED ASSETS PROPERTY CONTROL
TRANSFER/DISPOSITION OF EQUIPMENT

Send to: Lindsey Barwick, Fixed Assets/Property Control c/o Clerk of Courts
Email: lbarwick@hardeeclerk.com, Phone: 863 773-4174 ext. 7228 Fax: 863 773-4422

Attn: Lindsey Barwick **Subject:** Transfer/Disposition of Fixed Assets/Equipment.

This is a request to change the property records to reflect the transfer and/or disposal of property as indicated:

	PRC #	Description	Condition **
1	307-B	2003 D3 LGP 3046 CAT DOZER	POOR
2	209-A	2005 Ford F-150 4x4 VIN: 1FTRX14W55NB16778	POOR
3			
4			
6			
7			
8			
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11			
12			
13			
14			
15			
16			

Transfer ___ Surplus ___ Parts ___ Lost/Stolen ___ Disposal to Landfill ___ Auction X

Other _____

From: Mitch Powers _____ Date 2 / 2 /2026
(Department) (Department Head)

To: _____ Date ___ / ___ /20 ___
(Department) (Department Head)

Custody Accepted: _____ Date ___ / ___ /20 ___

** Please choose one of the choices below for the condition of the property:
Excellent = Perfect condition **Good** = Slightly used in good condition **Fair** = Old but still usable **Poor** = Old, not usable

VICTORIA L. ROGERS
HARDEE COUNTY, CLERK OF THE CIRCUIT COURT AND COMPTROLLER
417 WEST MAIN STREET, SUITE 202
WAUCHULA, FL 33873
PHONE : (863) 773-4174 WEBSITE
: WWW.HARDEECLERK.COM

FIXED ASSETS PROPERTY CONTROL
TRANSFER/DISPOSITION OF EQUIPMENT

Send to: Lindsey Barwick, Fixed Assets/Property Control c/o Clerk of Courts
Email: lbarwick@hardeeclerk.com, Phone: 863 773-4174 ext. 7228 Fax: 863 773-4422

Attn: Lindsey Barwick **Subject:** Transfer/Disposition of Fixed Assets/Equipment.

This is a request to change the property records to reflect the transfer and/or disposal of property as indicated:

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15			
16			

Transfer X Surplus ___ Parts ___ Lost/Stolen ___ Disposal to Landfill ___ Auction ___

Other _____

From: _____ Date 2 / 2 /20 26
(Department) (Department Head)

To: _____ Date 2 / 2 /20 26
(Department) (Department Head)

Custody Accepted: _____ Date ___ / ___ /20 ___

** Please choose one of the choices below for the condition of the property:
Excellent = Perfect condition **Good** = Slightly used in good condition **Fair** = Old but still usable **Poor** = Oid, not usable

VICTORIA L. ROGERS
HARDEE COUNTY, CLERK OF THE CIRCUIT COURT AND COMPTROLLER
417 WEST MAIN STREET, SUITE 202
WAUCHULA, FL 33873
PHONE : (863) 773-4174 WEBSITE
: WWW.HARDEECLERK.COM

FIXED ASSETS PROPERTY CONTROL
TRANSFER/DISPOSITION OF EQUIPMENT

Send to: Lindsey Barwick, Fixed Assets/Property Control c/o Clerk of Courts
Email: lbarwick@hardeeclerk.com, Phone: 863 773-4174 ext. 7228 Fax: 863 773-4422

Attn: Lindsey Barwick **Subject:** Transfer/Disposition of Fixed Assets/Equipment.

This is a request to change the property records to reflect the transfer and/or disposal of property as indicated:

	PRC #	Description	Condition **
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16			

Transfer X Surplus ___ Parts ___ Lost/Stolen ___ Disposal to Landfill ___ Auction ___

Other _____

From: William Smith Solid Waste Date 2 / 9 /20 26
(Department) (Department Head)

To: Mista Howers Fleet Maintenance Date 2 / 9 /20 26
(Department) (Department Head)

Custody Accepted: _____ Date ___ / ___ /20 ___

** Please choose one of the choices below for the condition of the property:
Excellent = Perfect condition **Good** = Slightly used in good condition **Fair** = Old but still usable **Poor** = Old, not usable


Feb 9, 2026 at 2:52:09 PM


Feb 9, 2026 at 2:51:44 PM
JOHN DEERE
GATOR
6x4


209A
Hardee County


Feb 9, 2026 at 2:53:59 PM
DEERE
644J
2850


CAT
307B
248B

AGENDA ITEM NO. 7.C

Item Cover Page

HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT

DATE: April 2, 2026

SUBMITTED BY: Brandy Crawford, Budget and Finance

ITEM TYPE: Consent Agenda

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Motion to approve the operating amendments as presented.

SUGGESTED ACTION:

ATTACHMENTS:
aaMemo amend oper 04.02.26.pdf
Oper amend 04.02.26.pdf

Hardee County FLORIDA

MANAGEMENT AND BUDGET

BOARD OF COUNTY COMMISSIONERS

NOEY FLORES
CHAIR, DISTRICT 2

TIM WELLS
VICE-CHAIR, DISTRICT 1

DONALD CHANCEY
DISTRICT 3

RUSSELL MELENDY
CHAIR, DISTRICT 4

KENNY MILLER
DISTRICT 5

TERRY ATCHLEY
COUNTY MANAGER

SARAH JOHNSTON
COUNTY ATTORNEY

MAILING ADDRESS
412 West Orange Street
Suite 201
Wauchula, FL 33873

PHONE
863-773-3199

WEBSITE
hardeecountyfl.gov

To: Terry Atchley, County Manager

Through: Douglas Baber, Assistant County Manager

From: Diane Moore, Budget Manager

Subject: Operating Amendments

Date: March 27, 2026

The operating amendment is to increase the Opioid Settlement Funds and increase the Opioid Professional Services line by $62,000 to reflect additional funds to be received during FY26.

Staff recommends approval of this amendment.

OPERATING BUDGET AMENDMENTS
2025-2026

April 2, 2026

Account Number	Classification	Adopted Budget	Amended Budget	Increase	Decrease	Revised Budget	Notes
135-369-300-39	Opioid Settlement Funds	$ 17,507.00	$ 17,507.00	$ 62,000.00		$ 79,507.00	To cover additional funds to be received through out the year.
135-562-831-00	Opioid Professional Services	$ 17,507.00	$ 17,507.00	$ 62,000.00		$ 79,507.00	

AGENDA ITEM NO. 8.A

Item Cover Page

HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT

DATE: April 2, 2026

SUBMITTED BY: Brandy Crawford, Grants Management Department

ITEM TYPE: Presentation

AGENDA SECTION: **PRESENTATIONS**

SUBJECT: **Stacy Smith, Grants Coordinator** - Fair Housing Presentation

SUGGESTED ACTION:

ATTACHMENTS:
Fair Housing Compliance PP 2.pptx

Hardee County
FLORIDA

Fair Housing

APRIL 2, 2026

Purpose

To provide an overview of Fair Housing laws, rights, and protections to the Board and the public, and to support ongoing community awareness and compliance



Hardee County FLORIDA

Fair Housing Act Overview



Signed into law on April 11, 1968



Fair Housing Month commemorates the Fair Housing Act of 1968



Protects against discrimination in renting, buying, and financing housing

Hardee County FLORIDA

Protected Classes

Race

Color

Religion

Sex

National Origin

Disability

Familial Status

Prohibited Actions

It is illegal to:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling or apply different terms
- Provide unequal services or facilities



Disability Protections

- Requires reasonable accommodation for individuals with disabilities
- Allows accessibility modifications
- Permits service animals (even with no-pet policies)
- Requires accessible parking when necessary



Hardee County FLORIDA

Enforcement

Enforced by HUD (U.S. Department of Housing and Urban Development)

Some cases may also be handled by the U.S. Department of Justice

Violations may result in significant penalties:

- Penalties up to $16,000 for a first violation
- $37,500 for two violations within five years
- Up to $65,000 for repeated violations

Hardee County FLORIDA

Filing a Complaint

Anyone may file a complaint with HUD

Complaints must be filed within one year of the incident

Provide basic information about the parties and incident

Keep detailed notes of all interactions

Filing a complaint is free, and an attorney is not required

Hardee County FLORIDA

Contact Information



Online:
hud.gov/reporthousingdiscrimination



Email:
ComplaintsOffice04@hud.gov



Phone:

(800) 440-8091

(404) 331-5140



U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity
Five Points Plaza
40 Marietta Street, 16th Floor
Atlanta, GA 30303

AGENDA ITEM NO. 8.B

Item Cover Page

HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT

DATE: April 2, 2026

SUBMITTED BY: Brandy Crawford, County Manager's Office

ITEM TYPE: Presentation

AGENDA SECTION: **PRESENTATIONS**

SUBJECT: **Kirsten Turner, The Mosaic Company** - Florida Fishing Trails

SUGGESTED ACTION:

ATTACHMENTS:
FFT Presentation_BOCC.pptx

The Florida Fishing Trail



Since opening 552+ anglers have visited the Bucket Lakes









Recent Fishing Success









In the media



The New Florida Fishing Trail

It's no secret that phosphate pits grow big bass. What has been a secret (until now!) is the network of "Bucket Lakes" opening in March.

BY DAVID AND MARY GAYLE SARTWELL



The Florida Fish and Wildlife Conservation Commission, Hardee County, and the Mosaic Company have collaborated to open five new bass-fishing ponds to the public. These reclaimed phosphate mining pits have been added to the 16 existing bodies of water near Bowling Green to form the new Florida Fishing Trail.

Known as the Bucket Lakes, these relatively small ponds are located a little over two miles west of Bowling Green near the three-way junction where S.R. 664 meets Doc Coil Rd. and Parish Rd. They contain trophy-sized bass, black crappie, bream, tilapia, and catfish. Having never been open to the public, these virgin waters represent a new opportunity for those seeking large bass. Fish and Wildlife has been stocking these ponds since December of 2023. For largemouth bass it will be catch-and-release only.

To make sure fishermen have a quality experience, access to the ponds will be by permit only with a first-come, first served policy, with no reservations ahead of time. To receive the permit, fishermen must first register at the check-in station

FISHING TRAIL

All five of these new ponds are surrounded by planted vegetation and trees, that, when combined with naturally occurring plants, create a wonderful fishing experience. Be aware that there are many alligators in all of these ponds and they should be treated with caution. That is why pier fishing is only allowed on Lake O'Rourke.

Hardee County is the only county in Florida with no natural lakes or ponds. Every pond that is part of the new Florida Fishing Trail is a reclaimed mining pit. Of that group, the ones with the most services are the four bodies of water located just seven miles west of the Bucket Lakes in the Hardee Lakes County Park. None of these lakes have boat or shore angler restrictions.

The 120 acre Lake Hardee is the best fishing of the four. Deer Lake has 110 acres, Lake Firefly 97, and Gator Lake is the smallest at 47 acres. The $5 park entrance fee gives access to 1200 acres that contain horse, hiking, and bike trails, some of which are handicapped accessible.

There are also camping and picnic areas, a pavilion that can be rented for special occasions, and a nice playground. The park includes a boardwalk that winds around the lakes and through the woods, with an observation tower where people can watch wildlife. The campground offers primitive sites at $20 a night, electric sites are $25 (30A and 50A), while the premium lakeside electric sites (30A and 50A) are $28. These sites are clean and quiet. Go to https://app.fireflyreservations.com/Reserve/Property/HardeeLakesPark for reservations.

Just a few miles north of Bowling Green, toward Ft. Meade, there are 12 more reclaimed ponds that have been in existence for some time. To access them, fishermen have to check in to the permit station located on Hutchinson Rd. It is a bit tricky to find. Follow Old Bowling Green Road north. It parallels Rt 17 on the west side. Turn on to Hutchinson Rd. and hang a left at the end.

At the check-in station, fishermen receive a map of the ponds, and a regulations sheet in addition to their permit. As with the Bucket Lakes, all of these pits have access restrictions:

Pine Lakes East:	4 boats and 20 bank anglers.
Pine Lakes West:	4 boats, no bank anglers.
Coulter Lake:	6 boats, 20 bank anglers.
SP Lake North:	4 boats, no bank anglers.
SP Lake South:	4 boats, no bank anglers
SP 11:	2 boats, 10 bank anglers.
S8 East:	10 boats, no bank anglers.
S8 West:	8 boats, no bank anglers.
LP2 West:	10 bank anglers only.
LP2 East:	3 boats, no bank anglers.
LP5:	3 boats, no bank anglers.
Haul Road Pit:	6 boats, 20 bank anglers.



When it opens in March, this ramp at Sandhill Lake should be an ideal spot for canoe or small boat. Inset: Registration shed at 3659 Parish Rd. to pick up permits and return creel surveys.

These ponds are all fair fishing. There are really big tilapia in many of them along with bass, catfish and crappie. Almost all of them are catch-and-release only for largemouth bass. The only exception is Haul Road Pit where you can keep two bass under 15 inches.

"The Florida Fishing Trail is a great example of how strong partnerships can create meaningful outdoor experiences," said Thomas Graf, Director of FWC's Division of Freshwater Fisheries Management. "By working with The Mosaic Company and Hardee County, we're expanding access to quality fishing opportunities and helping communities reconnect with nature in a truly unique setting. This project reflects our commitment to conservation, recreation, and collaboration."

The message of economic growth and increased fishing opportunity was echoed by Hardee County Manager Terry Atchley. "This expansion will draw anglers from across the region, increasing overnight stays and boosting local business. We're proud to see this project reel in new opportunities for economic growth and tourism in our rural community."

WHY ARE THESE PONDS HERE?

This region of Florida has been strip mined for phosphate since the late 1880s. Many old pits dot the landscape. Florida passed a law in 1975 that required all future mined land to be reclaimed. This law expects initial reclamation concepts be completed even before the mining starts. It is a long and cumbersome action involving several levels of oversight and planning.

Currently the Mosaic Company controls 370,000 acres of land acquired for the purpose of phosphate mining. The phosphate, used in fertilizer, comes from sediment that was deposited in layers on the seafloor that once covered Florida.

The controversial modern mining process involves the complete removal of the land down as much as 50 feet. This includes all plants, animals, soil, water, and sometimes even bedrock. The problem with open pit mining is what to do with the resulting byproducts. The clay is removed to lined settling ponds that can be as large as 40 percent of the original mine site. Water from these settling ponds is re-used in the mining process. It takes many years, careful planning, and a lot of work for these areas to be useful again.

Since 1975, Mosaic has returned many sites back to recreational and agricultural use. The Streamsong Golf Resort, Tenoroc Public Use Area, and Alafia River State Park are the most notable. All of them have been the result of careful planning. According to Gary Blitch, Mosaic's Senior Reclamation Manager, "Each habitat type has specific standards that must be met before the state signs off on the release…once we've achieved all the reclamation, we hand it over to the land management team."

"We typically get approval of approximately 2,000 to 3,000 acres per year," Blitch continued. "It really takes a team, from folks handling the earth work, the surveyors and engineers designing the reclamation, and the ecologists meeting the land use targets. It's hundreds of people's boots on the ground over a blueprint."



These new ponds will be open in March. For more information on the Florida Fishing Trail, go to https://myfwc.com/fishing/freshwater/fishing-trail/ or to https://mosaicfloridaphosphate.com/communities/hardee-county/florida-fishing-trail/. FS

The Mosaic Company
23h ·

Chasing a big one? Bill Dance's advice: slow your presentation down, work the area well, and let the bait do the talking.
The Florida Fishing Trail is a premier freshwater destination — built for generations to enjoy.
Learn more: https://mosaicfloridaphosphate.com/communities/hardee-county/florida-fishing-trail/
#FishingTips #BassFishing #PatiencePays #BillDance #LandReclamation #ReclaimedLand #CommunityPartnership #FloridaOutdoors #FloridaFishingTrail #SustainableFishing #ReclaimedLandInAction
MyFWC Florida Fish and Wildlife | Hardee County BOCC



Community Engagement







THE Herald-Advocate



Rotary Club Hears Mosaic Report

By JIM KELLY Of The Herald-Advocate Mar 11, 2026

The Rotary Club of Hardee County on Wednesday, March 4, heard a Mosaic report on its contribution to Hardee's economy and the Florida Fishing ...

Grand Opening






REEL IN THE
EXPERIENCE
THE FLORIDA
FISHING TRAIL

AGENDA ITEM NO. 11.A

Item Cover Page

HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT

DATE: April 2, 2026

SUBMITTED BY: Brandy Crawford, Grants Management Department

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **BUSINESS AGENDA - Action Items:**

SUBJECT: **Martha Felix, Grants Manager** - HMGP Stormwater Master Plan

SUGGESTED ACTION:

- Motion to ratify the submission and acceptance of the Florida Department of Emergency Management Hazard Mitigation Grant Program application for the Hardee County Stormwater Master Plan in the amount of $300,000 with a cash match not to exceed $100,000; authorizing the County Manager or Chair to sign any necessary documents in furtherance thereof, and to expend funds as provided for the grant application and agreement.

ATTACHMENTS:

Memo - HMGP SWMP.pdf
01 HMGP Applicatin Hardee County Signed.pdf
02 25-26 SWMP Letter of Support BOCC.pdf
03 EXHIBIT E-1 COUNTY WIDE MAP.pdf
04 EXHIBIT E-2 MODEL LIMITS MAP.pdf
05 EXHIBIT E-3 COUNTY ROADWAY FLOODING MAP-IAN.pdf
06 Hardee County SWMP_Kimley-Horn Preliminary Scope of Work and Budget.pdf

BOARD OF COUNTY COMMISSIONERS

NOEY FLORES
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VICE CHAIR, DISTRICT 1

DONALD CHANCEY
DISTRICT 3

RUSSELL MELENDY
DISTRICT 4

KENNY MILLER
DISTRICT 5

LORIE AYERS
GENERAL SERVICES DIRECTOR

MARTHA FELIX
GRANTS MANAGER

MAILING ADDRESS
412 West Orange Street
Suite 201
Wauchula, FL 33873

PHONE
863-773-6349

WEBSITE
hardeecountyfl.gov

To: Terry Atchley, County Manager

Through: Christopher Simpron, Assistant County Manager

From: Martha Felix

Subject: Ratification of HMGP Application – Stormwater Master Plan

Date: April 02, 2026

Purpose
To request ratification of the County's Hazard Mitigation Grant Program (HMGP) application for the Stormwater Master Plan, submitted to FDEM on February 19, 2026.

Summary
Hardee County submitted an HMGP application totaling $400,000, with a $300,000 federal share and a $100,000 local match, which will be budgeted in FY 2026–27. The project will produce a countywide Stormwater Master Plan to identify flooding issues, evaluate stormwater needs, and support CRS and LMS improvements.

Requested Board Action

1. Ratify the HMGP application submitted on February 19, 2026.
2. Approve allocating $100,000 in the FY 2026–27 budget for the required match.
3. Authorize the County Manager or designee to execute related grant documents.

Hazard Mitigation Grant Program

Watershed Planning Program Notice of Proposal Form

Subapplicant	Hardee County Board of County Commissioners		
Subapplication Title	Hardee County Stormwater Master Plan		
Subapplication Type	Initial		
Total Project Cost	$400,000	**Federal Share**	$300,000
If a subapplication for this planning activity has been submitted under a previous grant cycle, please list the program, date, and disaster (if applicable)			

1. Contact Information

Application Prepared by:					
Name	Robert B. Conerly, P.E., CFM				
Title	Sr. Project Manager				
Agency/Organization	Kimley-Horn and Associates, Inc.				
Primary Phone	863-701-8702	**Type**	☑ Work ☐ Mobile		
Secondary Phone		**Type**	☐ Work ☐ Mobile		
Email	Bo.Conerly@kimley-horn.com				
Address line 1	109 South Kentucky Avenue				
Address line 2					
City	Lakeland	**State**	FL	**Zip**	33801
Authorized Applicant Agent – individual authorized to sign certifications ***(proof of authorization required)***					
Name	Terry Atchley				
Title	County Manager				
Agency/Organization	Hardee County				
Primary Phone	863-773-9430	**Type**	☑ Work ☐ Mobile		
Secondary Phone		**Type**	☐ Work ☐ Mobile		
Email	Terry.Atchley@hardeecountyfl.gov				
Address line 1	412 W. Orange Street, Suite 103				

Address line 2					
City	Wauchula	**State**	FL	**Zip**	33834
Signature	Terry Atchley Terry Atchley (Feb 19, 2026 16:31:16 EST)	**Date**	02/19/2026		
Point of Contact (POC) – individual to be contacted for additional information					
Name	Lorie Ayers				
Title	General Services Director				
Agency/Organization	Hardee County				
Primary Phone	863-773-6349	**Type**	☑ Work ☐ Mobile		
Secondary Phone		**Type**	☐ Work ☐ Mobile		
Email	lorie.ayers@hardeecountyfl.gov				
Address line 1	412 W. Orange Street, Suite 201				
Address line 2					
City	Wauchula	**State**	FL	**Zip**	33873

2. Subapplicant Information

Subapplicant			
Type of Subapplicant	☐ State Government ☐ Indian Tribal Government ☐ Private Non-Profit	☑ Local Government ☐ Special Governmental District ☐ Other (please specify)	
City/Town/Village	County		
County	Hardee		
FIPS Code	12049	**Unique Entity ID**	Q11TSMH2P7X6
State Legislative Districts	House 83 - Senate 27	**Federal Tax ID Number**	59-6000632

3. Local Mitigation Strategy (LMS) Compliance

Local Mitigation Strategy Information					
Does your jurisdiction have a current FEMA Approved Mitigation Plan?	☑ Yes ☐ No				
Attached is a letter of endorsement for this project from the county's LMS Coordinator.	☑ Yes ☐ No				
Plan Approval Date	Pending Approval	**Jurisdiction Adoption Date**	March 27, 2025	**Plan Expiration Date**	Pending Approval

4. Project Description

Description					
Project Description	☐ Watershed Master Plan	☑ Stormwater Master Plan			
List the total number of persons that will be protected by the proposed project below					
Total population covered by plan	25,760	# of flood insurance policies covered by plan	154	# of flood insurance policies in SFHA	126

1. Describe the existing problems:

Hardee County (the County) is located in central Florida within the limits of the Southwest Florida Water Management District (SWFWMD) and encompasses approximately 640 square miles. The County is located primarily in the Peace River watershed with a small portion of the County (approximately 6 square miles) located in the Myakka River watershed. In addition to the basin area contributing directly to Peace River, there are three (3) major tributaries within the County that also discharge into the river. These tributaries consist of Horse Creek, Payne Creek, and Charlie Creek.

The County is located entirely within the watershed contributing to Charlotte Harbor.
The Peace River along with the major tributaries and other contributing natural and man-made systems span throughout the County within, adjacent to, and crossing public and private property. During significant storm events resulting in flood stages that exceed the normal flow conditions of thesystems, flooding has historically occurred over roads, bridges, and within structures. These flood conditions present a hazard to the residents of the County due to the adverse effects identified below.

1. Limited Access through Critical Transportation Corridors: During significant storm events such as Hurricane Ian in 2022, several roadways are inundated with flood waters including major arterials such as SR 64, SR 66, and SR 62 as well as several County and City collector streets and local roads (refer to the attached exhibit HARDEE COUNTY ROADWAY FLOODING – HURRICANE IRMA). These flood waters prevent access by County and City first responders to residents in need.

2. Damage to Vital Transportation Infrastructure: After floodwaters that inundate the roadway network within the County subside, damage to the roadway infrastructure can prevent or limit access to residents by first responders as well as access to property by owners and access to evacuation routes by residents whose homes and property have been compromised by the storm.

3. Incurred Costs by Residents and County Support Systems: The aftermath of significant storm event results in additional costs incurred due to residents being displaced from structures that flood debris removal from flooded property, transportation and stormwater conveyance infrastructure repair, and repair of utilities impacted by floodwaters.

4. Increased Potential for Injury and Incidents: Floodwaters from significant storm events that inundate roadways increase the potential for traffic related incidents. During Hurricane Ian, multiple traffic incidents occurred directly related to flood waters inundating roadways.

Description

2. WMP Scope of Work

FDEM will coordinate with Sub-recipients to produce a Watershed Master Plan (WMP) for credit under the Community Rating System (CRS). A pilot project was previously completed that consisted of research, the creation of a framework and guidance documents that ensure a consistent statewide approach to WMP development.

Sub-recipients under the Watershed Planning Initiative will use the guidance materials to produce a Watershed Master Plan for credit under CRS. Guidance materials can be found at: https://www.floridadisaster.org/dem/mitigation/watershed-planning-initiative. The Sub-Recipient will finalize the process by submitting their WMP to ISO/CRS for review and providing the Division with a signed letter from their applicable county's Local Mitigation Strategy (LMS) Chairperson attesting that the WMP will be adopted in the Sub-Recipient's next LMS update.

Tasks necessary for completion include:

Task 1 – Creation of preliminary scope of work, initial flood modeling & submission of draft WMP to CRS officials for approval. The flood modeling should consider evaluations of the watershed's runoff response from design storms under current and predicted future conditions and assessments of the impacts of sea level rise and climate change. Preliminary modeling should include 10-, 25- & 100- year storm events. This initial scope of work and WMP draft should include preliminary modeling of the 10-, 25- and 100-year storm events, an inventory of the ground characteristics and data availability, existing regulations and plans in place, a description of vulnerable areas or areas of interest, a list of potential solutions, and a brief description of future actions plans.

Task 2 – Submit final WMP & CRS submittal. After receiving feedback and approval on the sub-recipient's scope of work and flood modeling submission in Task 1 from FDEM, the sub-recipient will finalize the flood modeling process and complete their WMP. At a minimum, the modeling and WMP must include 10, 25 & 100 year storm events—or model sea level rise—to receive credit through CRS element 452.b. The sub-recipient will submit their documentation of their WMP submittal to CRS to FDEM as well as their final WMP to FDEM for approval.

Based on your project type selected (WMP or SWMP), please describe in detail below (or on a separate page attached to this proposal) how your community plans to complete the above tasks. Please provide any details related to staffing to complete the proposed project, if you will be hiring an outside agency/firm, and what resources you have at your disposal to accomplish the project:

Description

2. SWMP Scope of Work

FDEM will coordinate with Sub-recipients to produce a StormwaterMaster Plan (SWMP) to assist with local communities and their flood mitigation efforts. This project is preceded by the WMP Pilot Program, with Stormwater Master Plans being encompassed in the second round of funding under the HMGP Planning Grant.

Guidance materials produced in the WMP Pilot Program can be found at: https://www.floridadisaster.org/dem/mitigation/watershed-planning-initiative. The Sub-Recipient will finalize the process by submitting to the Division with a signed letter from their applicable county's Local Mitigation Strategy (LMS) Chairperson attesting that the Stormwater Master Plan will be adopted in the Sub-Recipient's next LMS update.

Tasks necessary to the completion of Stormwater Master Plans include: Task 1 – Create Preliminary Stormwater Master Plan

The Sub-Recipient shall create a preliminary Stormwater Master Plan, which is a narrative detailing an inventory of existing stormwater systems, the community's existing policies and regulations, identifying known problematic areas and areas with high flood risk, and proposes a series of recommendations for managing stormwater effectively. There must be enough detail in the preliminary SWMP to verify the required analysis has been completed.

Task 2 – Revise Draft SWMP and Submit Completed SWMP

After receiving feedback from the Division on the preliminary SWMP from Task 1 (Deliverable), the Sub-Recipient shall finalize the flood modeling process and submit their completed SWMP. At a minimum, the SWMP must meet the Minimum Criteria required for a creditable SWMP shown above. The Sub-Recipient shall update their SWMP, if revisions are necessary based on the Division's feedback, and submit the completed SWMP to the Division for review.

Based on your project type selected (WMP or SWMP), please describe in detail below (or on a separate page attached to this proposal) how your community plans to complete the above tasks. Please provide any details related to staffing to complete the proposed project, if you will be hiring an outside agency/firm, and what resources you have at your disposal to accomplish the project:

Hardee County staff from the Road and Bridge Department, Planning and Zoning Department, Building Department, GIS Department, Emergency Management Department, and Fire Rescue Department will work directly with a consultant that specializes in the development of SWMPs for communities. The steps in the preparation of the preliminary SWMP will be prepared in the following manner:

1. The consultant will prepare and submit a Preliminary SWMP that will:
   a. Coordinate with County staff, residents, and stakeholders to identify and inventory problematic areas (areas of known flooding) and areas of high risk.
   b. Collect and inventory watershed data in basins associated with problematic areas and areas of high risk.
   c. Collect existing model data within the County from local jurisdictions, FEMA, and the SWFWMD (as applicable).
   d. Develop a hydrologic and hydraulic (H&H) feature database.
   e. Identify the proposed model limits and features.
   f. Identify and review the County's existing policies and procedures for stormwater management.
   g. Identify potential improvement measures for mitigating and managing stormwater flooding in the identified areas of concern.

2. The consultant will review and update the Preliminary SWMP based on FEMA's Division feedback and will then prepare and submit a Completed SWMP. The Completed SWMP process will include the following components:
   a. Floodplain Analysis
      -Review the existing floodplain limits and elevations at critical and flood prone locations and prepare (or update) the H&H model(s) associated with these areas.
      -Update floodplain delineation and elevations based on the model(s).
      -Calibrate the model(s) based on available data (rainfall amounts and documented flood stages) from historical events.
   b. Alternatives Analysis
      -Establish the Floodplain Level of Service.
      -Analyze the stormwater improvement alternatives identified in the Preliminary SWMP through modeling.
      -Develop conceptual designs for the improvements along with opinions of probable costs.
      -Construct a cost/benefit analysis for the proposed alternatives.
      -Conduct preliminary coordination with regulatory agencies to establish permit requirements.
      -Provide improvement recommendation, budgets, and prioritization.
   c. Policy Recommendations
      -The consultant will provide recommendations for updates to the County's current policies and procedures for stormwater management.

Description

3. **Describe any other on-going or proposed projects in the area that may impact, positively or negatively, the proposed HMGP Project:**

There are no other known on-going or proposed projects in the area that may impact the HMGP project.

5. Community Information

Answer questions A through H for the community(ies) that is participating in the Watershed Planning Program.

Information can be provided using this proposal form, the attached CRS Points Spreadsheet (for questions g & h) or in a separate document clearly identifying the questions and answers.

a) Jurisdiction Name
b) Name of LMS Coordinator or Floodplain Coordinator/Manager
c) Is the community a participant in good standing with the National Flood Insurance Program (NFIP)?
d) The NFIP Community Identification Number (CID)
e) Does the community participate in the Community Rating System (NFIP CRS)?
f) What is the current CRS Class Rank?
g) What is the total # of CRS points accrued at the time of application?
h) What is the total # of CRS points you expect to receive from completing a WMP?

Jurisdiction Name (a)	LMS and/or Floodplain Coordinator (b)	NFIP Participant (c)	CID # (d)	CRS (e)	CRS Ranking (f)	CRS Total Accumulated Points (g)	Expected Points from WMP (h)
Hardee County	Todd Miller	☑ Y ☐N ☐NA	120103#	☑Y ☐N	10	0	150

Project Location

1. ☑Attach a copy of a city or county scale map (large enough to show the entire WMP area)
2. ☑Attach a map outlining the total area being modelled for your WMP

Flood Insurance Rate Map (FIRM)	
1. ☐ Attach one (1) copy of the FIRM map, a copy of the panel information from the FIRM, and, if available, the Floodway Map. FIRM maps are required for this application. FIRMs are typically available from your local floodplain administrator who may be located in a planning, zoning, or engineering office. Maps can also be ordered from the Map Service Center at 1-800-358-9616. For more information about FIRMs, contact your local agencies or visit the FIRM site on the FEMA Web-page at https://msc.fema.gov/portal.	
2. Using the FIRM, determine the flood zone(s) of the project site (Check all zones in the project area). (See FIRM legend for flood zone explanations) (A Zone must be identified)	
☐ VE or V 1-30	☑ AE or A 1-30
☐ AO or AH	☑ A (no base flood elevation given)
☐ B or X (shaded)	☑ C or X (unshaded)
☑ Floodway	
☐ Coastal Barrier Resource Act (CBRA) Zone	

6. Schedule of Work

Using the outline below, estimate in monthly increments how much time will be estimated for each task to complete the Plan. When developing the schedule, please use timeframes from the date of subrecipient agreement execution. Add additional tasks as necessary on a separate sheet and attach to this proposal form.

Task(s)	Number of Months to Complete
Field Work and Data Collection	3 Months
Initial Flood Modeling	6 Months
Preliminary WMP	4 Months
Revise WMP and Submit Completed WMP	10 Months
Division Approval and Closeout	1 Month
Total Months	24 Months

Total Schedule	
Estimate the total duration of your proposed activities (do not exceed 24 months)	24 Months
Proposed start date (MM/DD/YYYY)	10/01/2026
Proposed end date (MM/DD/YYYY)	9/30/2028

7. Budget

Cost estimates should be consistent with scope of work items and work schedule. Presented cost estimates in the budget should have sufficient source documentation or justification. Costs must be eligible under HMGP and conform to the requirements set forth in 2 CFR 200 E. Applicants must ensure that cost are reasonable, allowable, allocable, and necessary for the completion of a Watershed Master Plan consistent with the scope of work. Additional justifications related to the budget can be attached to your submitted proposal form.

Cost Item	Unit	Amount	Rate	Total Cost
Personnel				
Fringe Benefits				
Travel				
Equipment				
Supplies				
Contractual		$400,000		$400,000
Other				
			Total Project Cost	$400,000

8. Cost share

Maximum Federal Share for the project is 75 percent. Non-federal funding share is that portion of the total project costs provided by the non-federal entity in the form of in-kind contributions (professional services, labor, etc.) or cash match received from third parties or contributed by the entity. In-kind contributions must be provided and/or cash expended during the project period of performance to satisfy matching requirement. Please present the cost-share information for the proposed project below.

Federal and Non-Federal Cost Share Breakdown		
TOTAL PROJECT COSTS	**$** 400,000	
Estimated Federal Share (max 75%)	**$** 300,000	%
Estimated Local Share: Cash	$ 100,000	%
Estimated Local Share: In-Kind *	$	%
Estimated Local Share: Third-Party *	$	%
Date of local share funding availability	10/1/2026	
***Provide narrative or description of in-kind or third-party match sources below:**		

Federal and Non-Federal Cost Share Breakdown
Provide any additional comments and/or reference to applicable attachments (optional)
The $100,000 cost share funds will be approved by the Hardee County Board of County Commissioners in the FY26-27 Hardee County Budget beginning October 1, 2026. The funds will be earmarked specifically for this project. Attachments to this submittal consist of: 1. LMS Revised Endorsement letter 2. EXHIBIT 1 - Countywide Map (FIRM Maps) 3. EXHIBIT 2 - Model Limits Map 4. EXHIBIT 3 - County Roadway Flooding Map (Hurricane Ian)

01 HMGP Application_County SWMP_2026-02-19_final

Final Audit Report 2026-02-19

Created:	2026-02-19
By:	Laura Calvillo (laura.calvillo@hardeecounty.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIzkdmmPb3tvJDGU3ZBXHa1Uk-6n7-nPL

"01 HMGP Application_County SWMP_2026-02-19_final" History

Document created by Laura Calvillo (laura.calvillo@hardeecounty.net)
2026-02-19 - 9:29:04 PM GMT

Document emailed to Terry Atchley (terry.atchley@hardeecountyfl.gov) for signature
2026-02-19 - 9:29:10 PM GMT

Email viewed by Terry Atchley (terry.atchley@hardeecountyfl.gov)
2026-02-19 - 9:29:16 PM GMT

Document e-signed by Terry Atchley (terry.atchley@hardeecountyfl.gov)
Signature Date: 2026-02-19 - 9:31:16 PM GMT - Time Source: server

Agreement completed.
2026-02-19 - 9:31:16 PM GMT

Hardee County FLORIDA

Emergency Management

BOARD OF COUNTY COMMISSIONERS

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CHAIR, DISTRICT 2

DONALD CHANCEY
DISTRICT 3

RUSSELL MELENDY
DISTRICT 4

KENNY MILLER
DISTRICT 5

LANE SCHNEIDER
EMERGENCY MANAGEMENT DIRECTOR

RAQUEL RESENDEZ
EMERGENCY MANAGEMENT COORDINATOR

MAILING ADDRESS
404 West Orange Street
Wauchula, FL 33873

PHONE
863 – 773 – 6373

WEBSITE
hardeecountyfl.gov

December 19th, 2025

Ms. Laura Dhuwe, State Hazard Mitigation Officer Florida

Division of Emergency Management

2555 Shumard Oak Boulevard

Tallahassee, Florida 32399-2100

Re: Watershed Planning Initiative Letter of Support and Acknowledgement

Dear Mrs. Dhuwe:

The Hardee County Local Mitigation Strategy (LMS) Working Group acknowledges and supports Hardee County Board of County Commissioners' pursuit of FDEM's Watershed Planning Initiative to develop and implement a Watershed Master Plan. These efforts align with our locally adopted LMS Goals and Objectives and the State Hazard Mitigation Plan Goals and Objectives in accordance with 44 CFR 201.6.

Upon completion of Hardee County BOCC's Watershed Master Plan, the LMS agrees to adopt this plan as an annex to Hardee County's LMS.

We acknowledge that the LMS Working Group is not required to make any determinations related to funding for the Watershed Planning Initiative.

For further information or inquiry, please contact me at lane.schneider@hardeecountyfl.gov or (863) 773-6373

Sincerely,



Lane Schneider, LMS Chair

Hardee County LMS

TEAM HARDEE 84

0 6,000 12,000 24,000 Feet

Kimley»Horn
109 S Kentucky Ave
Lakeland, FL 33801
(863) 701-8702 Phone

N

Hardee County
FLORIDA

COUNTY WIDE MAP

DATE:	JANUARY 2025
DESIGN:	
DRAWN:	
CHECKED:	
KH NO.:	

SHEET
EX-1

Legend

- Hardee County
- City Limits

0 6,000 12,000 24,000 Feet

Kimley»Horn
109 S Kentucky Ave
Lakeland, FL 33801
(863) 701-8702 Phone

N

Hardee County
FLORIDA

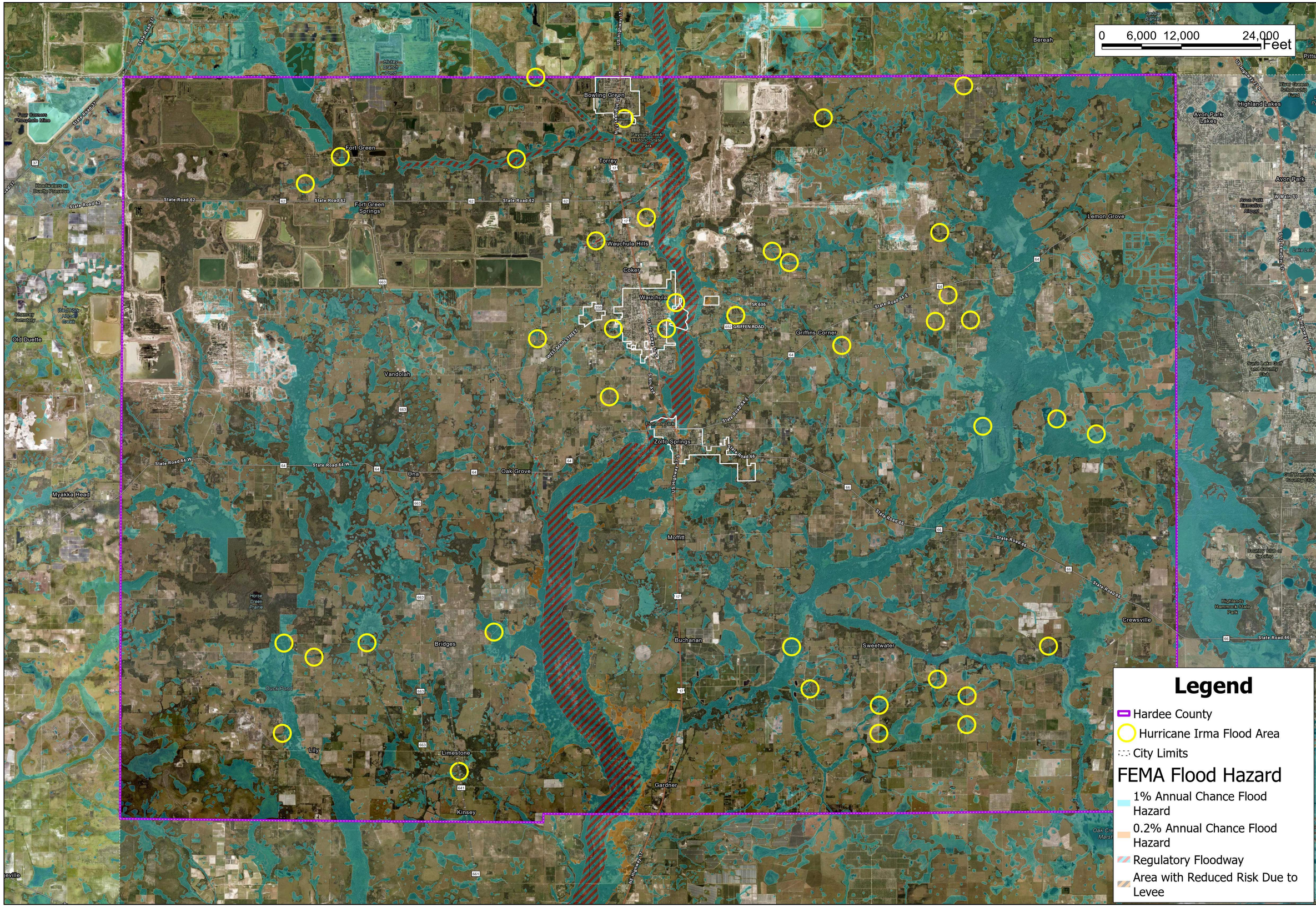
WATERSHED MODEL LIMITS

Legend

- Hardee County
- City Limits
- Basin Model Limits

DATE:	JANUARY 2025
DESIGN:	
DRAWN:	
CHECKED:	
KH NO.:	

SHEET
EX-2



Kimley»Horn
109 S Kentucky Ave
Lakeland, FL 33801
(863) 701-8702 Phone

N

Hardee County FLORIDA

HARDEE COUNTY ROADWAY FLOODING (HURRICANE IRMA)

DATE: JANUARY 2025
DESIGN:
DRAWN:
CHECKED:
KH NO.:

SHEET
EX-3

Kimley»Horn

HARDEE COUNTY STORMWATER MASTER PLAN
PRELIMINARY SCOPE AND BUDGET

PROJECT UNDERSTANDING

The scope of services described herein are based upon our understanding of the project and assumptions as follows:

1. Hardee County (the County) is pursuing grant funding through the Florida Department of Emergency Management (FDEM) Hazard Mitigation Grant Program to prepare a Countywide Stormwater Master Plan (SWMP).
2. The study area consists of the basins within the County contributing to the Peace River.
3. Existing LiDAR data from the Southwest Florida Water Management District (SWFWMD) is available over the entire study area and will be used in the hydrologic/hydraulic (H&H) analysis.
4. Limited additional survey data at isolated locations (if required) will be identified through the watershed inventory phase of the project and will be provided under this scope of work. Any additional required (beyond the limited survey included in this scope of work) will be provided by Hardee County outside of this scope of work.
5. The project will focus on water quantity and flood protection and does not include a water quality analysis.
6. The project will include coordination with Hardee County staff from the Road and Bridge Department, Planning and Zoning Department, the Building Department, GIS Department, Emergency Management Department, and the Fire Rescue Department.

PRELIMINARY SCOPE OF SERVICES

1.1 PRELIMINARY STORMWATER MASTER PLAN

Kimley-Horn will provide the following services under this task:

1.1.1 Data Collection and Initial Evaluation: Coordinate with the County to identify data needs, available data, data sources, areas of concern, historical flooding sites, and commence preliminary evaluation of available data.

1.1.2 Assembly and Evaluation of Watershed Data

1.1.2.1 Assembly of Data: Coordinate with the SWFWMD and FEMA to acquire available H&H reports, models and maps of the Peace River and contributing tributaries. Prepare maps to categorize basins within the study area based on available H&H studies and data. It is assumed that all models are available in digital format.

1.1.2.2 Data Voids: Identify areas/basins with H&H voids within the study area. Based on the proximity of these areas/basins to key watershed features, identify the level of required H&H development to approximate flood stages and flows.

1.1.2.3 Initial GIS Processing: Map basins with available model data and commence processing of available GIS data.

1.1.2.4 Hydrologic Characteristics: Identify the basin characteristics based on available data including soil types, hydrologic soil groups, and SHWL's.

1.1.2.5 Historical Water Levels: Review available records for historical water levels including highwater marks.

1.1.2.6 Data Acquisition Plan: Prepare a plan for the acquisition of additional required data including historical records, permit data, field reconnaissance, and infrastructure features.

1.1.2.7 Field Reconnaissance: Coordinate with the County to conduct a field reconnaissance to review drainage features and historical flooding areas.

1.1.3 Hydrologic and Hydraulic Feature Database

1.1.3.1 Acquisition of Data: Collect hydrologic and hydraulic data through the execution of the Data Acquisition Plan.

1.1.3.2 Hydrologic Feature Database: Develop the hydrologic feature database using the watershed characteristics.

1.1.3.3 Preliminary Model Schematic and Additional GIS Processing: Develop a preliminary model schematic based on the hydrologic and hydraulic features associated with the study area.

1.1.3.4 Model Parameterization Approach: Identify the approach to model input development and evaluation parameters.

1.1.3.5 Pre-Submittal Meeting: Conduct a meeting with the project team to present the model hydrologic data and discuss additional data needs (if any).

1.1.4 Preliminary SWMP Report

1.1.4.1 Policy and Procedure Review: Review the County's existing policies and procedures for stormwater management including the established Floodplain Level of Service (FPLOS).

1.1.4.2 Preliminary SWMP Report Preparation Report: Develop a Preliminary SWMP Report that presents the watershed characteristics, historical flooding documentation, data sources H&H information, and a review of the County's policies and procedures for stormwater management.

1.1.4.3 County Review: Provide the Watershed Evaluation Report to the County for review and comment and refine the report based on feedback.

1.2 STORMWATER MASTER PLAN

Kimley-Horn will provide the following services under this task:

1.2.1 Model Conversions: Take existing available individual models and incorporate into one (1) single ICPR 4 model.

1.2.2 Watershed Model Parameterization:

1.2.2.1 Acquire Additional Model Parameters: Coordinate with the County to acquire additional model parameters (to be determined). This includes additional data from areas currently modeled and model void areas in the County that will be added to the overall H&H ICPR4 model.

1.2.2.2 Model Setup, Debug, and Stabilization: Develop and execute the preliminary model. Adjust input as necessary to achieve stabilization.

1.2.2.3 Final Approved Watershed Model Parameterization Deliverables: Update the model based on Client feedback and provide the final approved model and geodatabase.

1.2.3 Watershed Model Development and Floodplain Delineation:

1.2.3.1 Model Calibration and Verification: Calibrate the model based on historical flood data. This includes executing multi-day simulations and applying rainfall depths specific to the study area based on historical data.

1.2.3.2 Design Storm Simulations: Execute the model using the design storm rainfall depth and distribution pattern (100Y24H).

1.2.3.3 Floodplain Delineation: Delineate the floodplain for the design storm events (100Y24H).

1.2.3.4 County Review: Submit the 100-year floodplain map(s) to the County for review and comment and refine the model and corresponding maps based on feedback.

1.2.4 Drainage Improvement Alternatives Analysis and Recommendations

1.2.4.1 Alternatives Analysis and Project Ranking: Identify improvement alternatives at key flood prone areas identified in Task 1.1 and incorporate them into the model to evaluate the reduction in flood levels and corresponding proposed conditions FPLOS for the design storm. The number of improvement alternatives to be incorporated into the model will be coordinated with the County during Task 1.1.

1.2.4.2 Conceptual Design: Develop a conceptual design and opinion of probable construction cost for improvement alternatives. The number of improvement alternative conceptual designs will be coordinated with the County during Task 1.1.

1.2.5 SWMP Report

1.2.5.1 Report Preparation Report: Prepare a SWMP Report that presents the model data, maps, proposed improvements, conceptual plans, and probable construction costs.

1.2.5.2 County Review: Submit the SWMP Report to the County for review and comment. Refine the SWMP Report based on Client feedback.

ADDITIONAL SERVICES

Any services not specifically provided for in the above scope will be considered additional services and will be performed for an agreed upon fee or at our then current hourly rates. Additional services we can provide include, but are not limited to, the following:

A. Meetings at the Client's request in excess of those specifically expressed in the aforementioned tasks.

B. Project design and permitting.

C. Environmental assessments including wetland delineation.

D. Geotechnical services.

E. Any services not specifically identified in the Scope of Services.

F. Preparation of application packages for FEMA FIRM Revisions.

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PRELIMINARY BUDGET

TASK	DESCRIPTION	TOTAL FEE
1.1	PRELIMINARY STORMWATER MASTER PLAN	
1.1.1	Data Collection and Evaluation	$ 20,000
1.1.2	Assembly and Evaluation of Watershed Data	$ 30,000
1.1.3	Hydrologic and Hydraulic Feature Database	$ 45,000
1.1.4	Preliminary SWMP Report	$ 20,000
1.2	STORMWATER MASTER PLAN	
1.2.1	Model Conversions	$ 85,000
1.2.2	Watershed Model Parameterization	$ 45,000
1.2.3	Watershed Model Development and Floodplain Delineation	$ 40,000
1.2.4	Drainage Improvement Alternatives Analysis and Recommendations	$ 90,000
1.2.5	SWMP Report	$ 25,000
	TOTAL	**$ 400,000**

AGENDA ITEM NO. 11.B

Item Cover Page

HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 2, 2026
SUBMITTED BY:	Brandy Crawford, Capital Projects
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**BUSINESS AGENDA - Action Items:**
SUBJECT:	**Christopher Simpron, Assistant County Manager** - Pioneer Park Berm Remediation Change Order #1
SUGGESTED ACTION:	- Motion to approve Change Order #1 with Adam Boyd Bobcat Services, Inc. for the Pioneer Park Berm Remediation Project in the amount of $20,342.70; and authorizing the County Manager or Chair to sign any necessary documents in furtherance thereof.

ATTACHMENTS:

Agenda Memo_Change Order#1_ITB No. 25-016.docx
ITB No. 25-016 - Change Order No 1.pdf

BOARD OF COUNTY COMMISSIONERS

NOEY FLORES
CHAIR, DISTRICT 2

TIM WELLS
VICE CHAIR, DISTRICT 1

DONALD CHANCEY
DISTRICT 3

RUSSELL MELENDY
CHAIR, DISTRICT 4

KENNY MILLER
DISTRICT 5

TERRY ATCHLEY
COUNTY MANAGER

SARAH JOHNSTON
COUNTY ATTORNEY

MAILING ADDRESS
412 West Orange Street
Suite 103
Wauchula, FL 33873

PHONE
863-773-9430

WEBSITE
hardeecountyfl.gov

To: Terry Atchley, County Manager

From: Christopher Simpron, Assistant County Manager

Subject: ITB # 25-016 Pioneer Park Berm Remediation Project
Approval of Change Order #1

Date: April 2, 2026

The Pioneer Park Berm Remediation Project officially commenced on January 30, 2026, as indicated in the Notice to Proceed, following the Board's authorization at the December 18, 2025, BOCC Meeting for the County Manager to execute a construction agreement with the lowest responsive and responsible bidder, Adam Boyd Bobcat Service, Inc. The contract provided ninety (90) calendar days for substantial completion and one hundred twenty (120) calendar days for final completion.

Due to the contractor's efforts to expedite the work and take advantage of the remaining dry season, the project was completed on March 6, 2026—just over 30 days after the start date—with no punch list items. All compaction tests passed, and the materials used meet FDOT and approved design specifications.

On February 20, 2026, the contractor notified the County that a significant amount of unsuitable material and vegetative debris had to be removed from the site. As a result, additional fill material was required to restore the berm in accordance with the approved design cross-sections and grades. On February 24, 2026, after meeting with County leadership, the County authorized the addition of thirty-five (35) loads (630 CY) of fill beyond the one hundred forty-two (142) loads (2,556 CY) included in the original contract quantity.

Based on the bid unit price of $32.29 per cubic yard, the additional fill results in an increase of $20,342.70, bringing the total contract amount from $176,435.53 to $196,778.23. This increase necessitates Change Order #1.

Because the project was completed expeditiously and no deficiencies were identified during the March 6th final walkthrough, staff recommends approval of Change Order #1. Staff will also continue to pursue reimbursement for this additional cost through FEMA under the Hurricane Ian Public Assistance (PA) Program.



EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Change Order No. 1

Date of Issuance: 3/5/2026		Effective Date: 3/5/2026	
Owner:	Hardee County BOCC	Owner's Contract No.:	25-016
Contractor:	Adam Boyd Bobcat Service, Inc.	Contractor's Project No.:	NA
Engineer:	Kimley-Horn and Associates, Inc.	Engineer's Project No.:	NA
Project:	ITB No. 25-016 – Pioneer Park Berm Remediation	Contract Name:	ITB No. 25-016

The Contract is modified as follows upon execution of this Change Order: *Increase in scope of the project as noted in the description below.*

Description: *The scope of work is updated to include additional fill material that was required for the completion of the berm to compensate for the removal of vegetative debris and unsuitable material.*

Attachments: *Cost Change Form* and *Contractor's email noting the additional fill material quantity*

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES *[note changes in Milestones if applicable]*
Original Contract Price: $ 176,435.53	Original Contract Times: Substantial Completion: 90 Ready for Final Payment: 120 days or dates
[Increase] [Decrease] from previously approved Change Orders No. NA to No. NA : $ 0	[Increase] [Decrease] from previously approved Change Orders No. NA to No. NA : Substantial Completion: 0 Ready for Final Payment: 0 days
Contract Price prior to this Change Order: $ 176,435.53	Contract Times prior to this Change Order: Substantial Completion: 90 Ready for Final Payment: 120 days or dates
[Increase] Decrease] of this Change Order: $ 20,342.70	[Increase] [Decrease] of this Change Order: Substantial Completion: 0 Ready for Final Payment: 0 days or dates
Contract Price incorporating this Change Order: $ 196,778.23	Contract Times with all approved Change Orders: Substantial Completion: 90 Ready for Final Payment: 120 days or dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By:	By:	By:
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: Sr. Project Manager	Title	Title
Date:	Date	Date

Approved by Funding Agency (if applicable)

By: Date:

Hardee County
FLORIDA

COST CHANGE FORM
HARDEE COUNTY
PIONEER PARK BERM REMEDIATION
ITB NO. 25-016

EA = Each, LF = Linear Foot, SF = Square foot, TN = Tons, SY = Square Yard, CY = Cubic Yard, LS = Lump Sum

ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
PIONEER PARK BERM					
1	Embankment (Placement and Compaction)[1]	3,186	CY	$ 32.29	$ 102,875.94
2	18" HDPE Dual Wall Storm Pipe	66	LF	$ 66.00	$ 4,356.00
3	Plastic Erosion Mat (Specification Section 571)	22,549	SF	$ 3.21	$ 72,382.29
				BASE BID SUBTOTAL	**$ 179,614.23**
	BID ALTERNATES				
1	Erosion and Sediment Control	1	LS	$ 6,624.00	$ 6,624.00
2	Filter Fabric	15	SY	$ 52.00	$ 780.00
3	Rip-Rap (12" Depth D50 = 9")	15	SY	$ 144.00	$ 2,160.00
4	18" MES	2	EA	$ 3,800.00	$ 7,600.00
				BID ALTERNATIVES SUBTOTAL	**$ 17,164.00**
				TOTAL	**$ 196,778.23**
				ORIGINAL BID	**$ 176,435.53**
				DIFFERENCE	**$ 20,342.70**

NOTES:
1. Original bid quantity was 2,556 CY with a total price for Item No. 1 of $82,533.24

Conerly, Bo

From:	John Light <john@absincflorida.com>
Sent:	Wednesday, March 4, 2026 8:09 AM
To:	Conerly, Bo
Cc:	Adam Boyd
Subject:	Pioneer Park - Berm Restoration (Additional Fill Quantity)
Follow Up Flag:	Follow up
Flag Status:	Flagged
Categories:	External

Good morning, Bo,

As we have now completed construction of the Pioneer Park Berm Restoration Project, we wanted to confirm the final quantity of additional fill imported to complete the berm reconstruction.

In addition to the 142 loads included in the original contract quantity, a total of 35 additional loads of fill were imported and placed to achieve the required berm elevations and cross-sections to match existing conditions.

This results in a total of 177 loads of fill placed on the project.

Please confirm that this quantity can be used to finalize the pending change order based on the unit prices established in the contract documents. If any additional documentation is needed, please let us know.

Thank you for your assistance.

John Light
Project Manager
Mobile # 813-597-1978
General Contractor / Civil Contractor / Concrete Contractor
ABS Inc.
PO Box 2365
Riverview, FL 33568
john@absincflorida.com
Proudly A Women-Owned Business Enterprise (WBE)

Conerly, Bo

From: John Light <john@absincflorida.com>
Sent: Tuesday, February 24, 2026 11:22 AM
To: Conerly, Bo; Capital Projects; Public Works
Cc: Adam Boyd
Subject: Re: COR for additional fill dirt - Pioneer Park Berm Restoration

Categories: External

Good morning, Bo,
Yes, we understand that we have more time. We have another project starting soon and want to ensure we leave enough bandwidth to complete the Pioneer Park project. The cost is calculated from the unit prices in our contract ($32.80 per CY compacted in place). We will need between 30 and 35 more loads (540 CY to 630) to complete the berm per the elevations provided and to match field conditions. Cost on the low side is $17,712, and $20,664 is the high side. We have dirt scheduled for tomorrow morning. Please let me know if we can continue.
Thank you,

John Light
Project Manager
Mobile # 813-597-1978
General Contractor / Civil Contractor / Concrete Contractor
ABS Inc.
PO Box 2365
Riverview, FL 33568
john@absincflorida.com
Proudly A Women-Owned Business Enterprise (WBE)

www.absincflorida.com

From: Conerly, Bo <bo.conerly@kimley-horn.com>
Sent: Tuesday, February 24, 2026 10:23 AM
To: John Light <john@absincflorida.com>; Capital Projects <capital.projects@hardeecountyfl.gov>; Public Works <publicworks@hardeecountyfl.gov>
Cc: Adam Boyd <adam@absincflorida.com>
Subject: RE: COR for additional fill dirt - Pioneer Park Berm Restoration

Hi John,

What is the corresponding additional cost for the added material?

Also, we know you trying to knock this out ASAP but just a reminder that you do have more than 30-days based on the contract to complete the work. We'll work on getting you feedback ASAP.

Kimley»Horn

Robert "Bo" Conerly, P.E., CFM | Vice President
Kimley-Horn | 109 South Kentucky Avenue, Lakeland, FL 33801
Main: 863-701-8702 | Direct: 863-225-8274 | Cell: 941-545-4280
Connect with us: Twitter | LinkedIn | Facebook | Instagram

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From: John Light <john@absincflorida.com>
Sent: Tuesday, February 24, 2026 8:21 AM
To: Capital Projects <capital.projects@hardeecountyfl.gov>; Public Works <publicworks@hardeecountyfl.gov>; Conerly, Bo <bo.conerly@kimley-horn.com>
Cc: Adam Boyd <adam@absincflorida.com>
Subject: Re: COR for additional fill dirt - Pioneer Park Berm Restoration

Good morning,
We are following up on the request for additional fill dirt. I need to have authorization today so we can release the dirt and complete the import process tomorrow (2-25-26). Thank you for your help!

John Light
Project Manager
Mobile # 813-597-1978
General Contractor / Civil Contractor / Concrete Contractor
ABS Inc.
PO Box 2365
Riverview, FL 33568
john@absincflorida.com
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From: John Light <john@absincflorida.com>
Sent: Friday, February 20, 2026 10:38 AM
To: Capital Projects <capital.projects@hardeecountyfl.gov>; Public Works <publicworks@hardeecountyfl.gov>; Conerly, Bo <bo.conerly@kimley-horn.com>
Cc: Adam Boyd <adam@absincflorida.com>
Subject: COR for additional fill dirt - Pioneer Park Berm Restoration

Good morning,

Based on current field conditions and progress through the end of Week 2, the full quantity of imported fill authorized under the contract (142 loads) has been placed.

To complete the berm restoration in accordance with the approved design cross-sections and grades, an estimated 30-35 loads of fill will be required. We will track the actual number at completion of the importation. This additional quantity is necessary to achieve the specified berm geometry and ensure long-term structural performance.

We are requesting authorization to proceed with a change order for the additional fill, to be priced in accordance with the unit prices already established in the contract documents. Prompt authorization will allow us to continue work without impacting the overall project schedule.

Please advise on approval or any additional information needed to process this change order.

Thank you,

John Light
Project Manager
Mobile # 813-597-1978
General Contractor / Civil Contractor / Concrete Contractor
ABS Inc.
PO Box 2365
Riverview, FL 33568
john@absincflorida.com
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AGENDA ITEM NO. 11.C

Item Cover Page

HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 2, 2026
SUBMITTED BY:	Brandy Crawford, Capital Projects
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**BUSINESS AGENDA - Action Items:**
SUBJECT:	**Bobby Keene, Capital Projects Manager** - Pioneer Park Bath House Amendment
SUGGESTED ACTION:	- Motion to amend the not to exceed amount and approve proposal PQN 654097 in the amount $295,889.69 for the Pioneer Park Bath House; and authorize the County Manager or Chair to sign any necessary documents in furtherance thereof.

ATTACHMENTS:

April 2nd 2026 BOCC Memo - S-Works Constuction Corp Rev1.pdf
Agenda.docx
01.21.26 Proposal PQN 6540971.pdf
Hardee County Pioneer Park Bathhouse Ph 1 - Civil Plans ss.pdf
03.18.26 PP Sched.pdf
Engineers 250725 Cost Estimate.pdf

Hardee County FLORIDA

Capital Projects Department

To: Terry Atchley, County Manager

From: Bobby Keene, Capital Projects Manager

Subject: S-Works Construction Corp. Construction Proposal

Date: April 2nd, 2026

On August 5th, 2025, BOCC meeting S-Works Corp. was awarded via motion to provide construction services utilizing Job Order Contract through the Equalis Group Intergovernmental Cooperative Purchasing Agreement. With a not to exceed amount of $216,819.00

This amount at that time was an estimate calculated by county staff and assessed with the aid of the opinion of probable cost for construction provided by our engineering consultant. This award then afforded for S-Works as part of the cooperative agreement to reach out to vendors on the County's behalf to acquire a best and final dollar amount to complete Phase I of the Hardee Parks Infrastructure project. Upon completion of receiving all cost submittals from vendors a proposal was presented to complete the construction activities for the project. PQN 654097 in the amount of $295,889.69 This amount remains under the approved budget amount for the project that was awarded by the EDA.

Staff recommendation:
Motion to amending the not to exceed amount and approving the proposal PQN 654097 dated January 21st, 2026, in the amount of $295,889.69. Pending County Attorney review and authorizing for the Chair or County Manager to sign all documents and furtherance thereof.

BOARD OF COUNTY COMMISSIONERS

NOEY FLORES
CHAIR, DISTRICT 2

TIM WELLS
VICE CHAIR, DISTRICT 1

DONALD CHANCEY
DISTRICT 3

RUSSELL MELENDY
DISTRICT 4

KENNY MILLER
DISTRICT 5

TERRY ATCHLEY
COUNTY MANAGER

SARAH JOHNSTON
COUNTY ATTORNEY

MAILING ADDRESS
412 West Orange Street
Suite 103
Wauchula, FL 33873

PHONE
863-773-9430

WEBSITE
hardeecountyfl.gov



AGENDA

Hardee County Board of County Commissioners

REGULAR MEETING

August 7, 2025, at 8:30 AM

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

COMMISSIONERS

District I Timothy E. Wells
District II Noey A. Flores
District III E. Donald Chancey, Jr.
District IV Russell A. Melendy
District V Kenneth A. Miller

County Manager Terry Atchley
Clerk Victoria L. Rogers
County Attorney Sarah Johnston
Assistant County Manager Doug Baber
Assistant County Manager Christopher Simpron
Administrative Services Manager Holly Smith
Executive Assistant Brandy Crawford
Deputy Clerk Laura Barker
Deputy Clerk Jessica Santibanez
Deputy Clerk Joley Pleger

1. INVOCATION, FOLLOWED BY THE PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. APPROVAL OF THE AGENDA: ADDITIONS, DELETIONS, AND AMENDMENTS

4. MINUTES FOR APPROVAL

A. BCC Regular Meeting Minutes of October 17, 2024, at 8:30 a.m.

- Motion to approve the minutes as presented.

5. PUBLIC COMMENT FOR NON-AGENDA ITEMS

6. PROCLAMATIONS

7. CONSENT AGENDA

Motion to approve the Consent Agenda as presented.

A. Motion to approve Resolution 2025-65, A Resolution of the Board of County Commissioners of Hardee County, Florida ratifying and approving entrance into an interlocal agreement with other governmental participants for purpose of cooperative purchasing services with Equalis Group, LLC for procurement of competitively solicited goods and services pursuant to Section 163.01, Florida Statutes; providing for authorization; and providing for an effective date.

B. Motion to ratify the notification of non-renewal to SBA Communications Corporation for antenna site lease number SSL-T0280-0065000101 in Zolfo Springs effective September 30,

2025; authorizing the Chair or County Manager to execute any documents in furtherance thereof.

8. PRESENTATIONS

A. **Representative Tuck -** Annual Update

B. **Sarah Evers, The Development Group -** Monthly Update

C. **Pastor Wendell Smith, Cutting Edge Ministries -** Program Overview

9. BUSINESS AGENDA - Quasi-Judicial Items:

10. BUSINESS AGENDA - Ordinances:

11. BUSINESS AGENDA - Action Items:

A. **Julie Fowler, CliftonLarsonAllen -** Audit Presentation

- Motion to approve the audit ending September 30, 2024, as presented by CliftonLarsonAllen.

B. **Michelle McCreery, Hardee County Sheriff's Office -** Grant Agreement S27-25-07-16

- Motion to approve the acceptance of the State of Florida Department of Management Services grant agreement S27-25-07-16 for Prepaid Next Generation 911 (NG911) Grant Program in the amount of $359,841.42; authorizing the County Manager or Chair to sign any necessary documents in furtherance thereof and to expend funds as provided for in the grant application and agreement.

C. **Christopher Simpron, Assistant County Manager -** Resolution 2025-64 - Ten Mile Grade Supplemental Agreement #2

- Motion to approve Resolution 2025-64, A Resolution of the Board of County Commissioners of Hardee County, Florida, authorizing the execution of contract number G2K97 Florida project identification number 445076-1-54-01 with the Florida Department of Transportation for the design and construction for Ten Mile Grade from Scarborough Road to Bridge 064120; providing for severability; and providing for an effective date.

D. **Bobby Keene, Capital Projects Manager -** Pioneer Park Bathhouse Project

- Motion to approve the agreement between the County and S-Works Construction Corporation for the construction of the Pioneer Park Bathhouse in an amount not to exceed $216,819.; in substantially the attached form, subject to approval by the County Attorney and authorization for the County Manager or Chair to sign any necessary documents in furtherance thereof.

E. **Bobby Keene, Capital Projects Manager & Ashley Derringer, Utilities Superintendent** - Resolution 2025-66 - Hardee County IDA Asset Donations

- Motion to approve Resolution 2025-66, A resolution of the Board of County

Commissioners of Hardee County, Florida ratifying and approving the acceptance of donations to the county for a valid public purpose; authorizing the expenditure of the donations for the identified use; providing for authorization; and providing for an effective date.

F. **Diane Moore, Budget Manager** - Fixed Asset transfer and disposals

- Motion to approve the fixed asset transfers and disposals as presented.

G. **Diane Moore, Budget Manager -** Operating Amendments

- Motion to approve the operating amendments as presented.

H. **Lorie Ayers, General Services Director -** FDEP Grant Agreement for Phase 7 Regional Wastewater Improvements

- Motion to accept the Florida Department of Environmental Protection grant agreement QG038 for Hardee County Phase 7 Regional Wastewater Improvements in an amount not to exceed $3,385,120.44; authorizing the County Manager or Chair to sign any necessary documents in furtherance thereof, and to expend funds as provided for in the grant application and agreement.

I. **Lorie Ayers, General Services Director -** JAG24 Direct Funding Grant Application

- Motion to ratify the submission and acceptance of the Florida Department of Law Enforcement JAG24 Direct grant application in an amount not to exceed $3,174; authorizing the Chair or County Manager to sign any necessary documents in furtherance thereof and to expend funds as provided for in the grant application and agreement.

12. APPOINTMENTS

13. COUNTY MANAGER NON-CONSENT

A. August 11, 2025, Scheduled Water Outage

B. Contract Discussion

14. COUNTY ATTORNEY

15. COMMENTS FROM COMMISSIONERS OR OTHER ELECTED OFFICIALS

16. REMINDERS

- August 11, 2025 - Legislative Delegation Meeting at 4:00 p.m.
- August 19, 2025 - TDC Meeting at 8:30 a.m.
- August 20, 2025 - Ribbon Cutting at Magnolia Manor Park 9:00 a.m.
- August 21, 2025 - BOCC Meeting at 8:30 a.m.
- August 26, 2025 - EDA Meeting at 8:30 a.m.

17. ADJOURNMENT

Hardee County Board of County Commissioners | PQN 6540971

Pioneer Park Pre-Manufactured Restroom

S-Works Equalis Contract # R10-1166D

Hardee County Member ID # EG-0044622

S-Works Construction **Name of Proposer**	R10-1166D **S-Works Contract #**	EG-0044622 **Client Member ID**
360 W Plant St. **Street or Box Number**	6540971 **Equalis PQN No.**	January 21st, 2026 **Date Submitted**
Orlando, FL 34787 **City, State, Zip Code**		

Please ensure this cover sheet remains with proposal documents, as it contains important Equalis compliance information

January 21, 2026

Bobby Keene
Hardee County | Capital Projects Manager
205 Haunchey Rd.
Wauchula, FL 33873

Re: Equalis PQN 6540971 | Hardee County Board of County Commissioners | Pioneer Park Pre-Manufactured Restroom

S-Works Construction Corporation is pleased to present our response for the above-named project**.** Enclosed in this proposal you will find the following:

1. **S-Works Proposal Work Plan (Scope of Work Sheet)**
2. **RS Means Line-Item Estimate**
3. **Cover Page & Letter (this document) containing all Equalis Contract Compliance information**

S-Works Construction Corp. is an independent, bonded, full-service general contractor and licensed Class A contractor. Under the leadership of Founder and President Joseph Salama, CEO Rich Ruckman, Chief of Staff Caitie Holliday, and Vice Presidents Camden Seiler and Chris Perry, S- Works Construction offers an array of services to meet the time and cost constraints associated with any construction project. We are a small and mighty company, capable of performing exemplary on this contract. We have over 100 years of combined general contracting experience across our executive and senior leadership teams. Our CEO and Co-Owner, Rich, is on the national Center for JOC Excellence (CJE) board of directors. Over half of our project management staff have the Certified in JOC Professional (CJP) certification through CJE, which signifies them as experienced and highly capable JOC professionals. We are confident in our abilities to meet and exceed all standards and expectations held by City of Cocoa.

Richard Ruckman, Co-Owner and CEO of S-Works Construction Corp. is the authorized representative of S-Works Construction, empowered to sign this proposal and commit S-Works Construction to the representations and obligations contained in this response. We would like to thank City of Cocoa for your consideration. Should you have any questions regarding this proposal, please contact Richard Ruckman at rruckman@sworksconstruction.com or 703-217-9651.

Sincerely,

Richard Ruckman
Co-Owner, Chief Executive Officer

S-WORKS CONSTRUCTION CORPORATION

Project: Pioneer Park Bath House | PQN 6540971

Subject: Scope of Work - Qualifications and Assumptions

Date: 01.21.26

I. General:

a. Project Documents and General Notes:

- **i.** S-Works Construction Corporation pricing is based upon the following:
  - **1.** Scope of work emailed from Bobby Keene requesting pricing for Pioneer Park Bath House dated 08/15/25.
  - **2.** Site visit with was conducted on 08/18/25.
  - **3.** Drawings by George F Young, INC dated 09/12/2025.
- **ii.** Hardee County is responsible for coordinating all access to the site during construction, as needed.

b. Schedule

- **i.** S-Works Construction Corporation will release a schedule after notice to proceed and material lead times are established.
- **ii.** S-Works Construction Corporation anticipates a total construction duration of (20) working days, or (4) weeks, weather dependent. If work is disrupted due to owner or building user, additional general conditions are subject to discussion.
- iii. Working hours on site are Monday – Friday, 7am – 3pm.

II. Qualifications and Clarifications

- **a.** S-Works has not included the costs for architectural, engineering design fees, or third-party testing.
- **b.** S-Works has not included MBE, US Citizen requirements, wage scale, or certified payroll.
- **c.** S-Works is not responsible for code compliance issues on existing systems.
- **d.** S-Works assumes there are no hazardous materials within our scope of work and excludes all hazardous work from this proposal.
- **e.** S-Works assumes use of client utilities (i.e., water, power, etc.) is provided for by client, and have not included the cost of supplying temporary utilities.
- **f.** This proposal is valid for (30) days after the proposal delivery date listed on the cover page of this proposal. S-Works Construction reserves the right to revise and resubmit proposal scope and cost after (30) days.
- **g.** Hardee County, the client, is responsible for the prefab bath house cost, delivery, and setting up the building
  - **i.** S-Works assumes prefab bath house is fully functional and operating
  - **ii.** S-Works has included the cost for the water heater and tie-in to sewer line
- h. Hardee County, the client, is to provide sealed final shop drawings of the prefab bath house

i. S-Works assumes the engineer in records has performed site survey to confirm the underground slopes are positive and will align with the location of the lift station and tie-in to the force main

III. **Scope of Work Included in this Proposal:**

- **a.** Mobilization:
  - **i.** Mobilize all equipment and material to complete the scope of work per project documents
- **b.** Demolition:
  - **i.** Remove construction equipment
  - **ii.** Clean the site and demobilize
- **c.** New Construction:
  - **i.** Built silt fence within our limit of disturbance
  - **ii.** De-rooting at foundation pad as needed
  - **iii.** Prep and grade the site
  - **iv.** Excavate to allow the installation of wet-well "lift station"
    1. **1.** Fiber glass Lift station to be 4' diameter and 6'4" +/- deep
    2. **2.** The lift station includes aluminum hatch, rail bracket, two pumps, and water alarm floats as shown per drawings
  - v. Provide control panel per drawings
  - vi. Provide 6" PVC gravity sewer line per drawings
  - vii. Provide 2" HDPE pipeline to tie-in to the main line down the street
    1. Our path to be parallel to Tractor Tr Street (it won't cross it)
    2. Connection will be at the intersection between Tractor Tr and Antique Dr.
  - viii. Provide gate valve, check, cleanout, and PVC piping per the drawings
  - ix. Provide electrical conduits from the control panel to the pumps
  - x. Install 6" thick sidewalk per the drawings
  - xi. Provide 4 wheel-stops
  - xii. Build 4 parking spaces to include 1 ADA space per the drawings
  - xiii. Strip the 4 parking spaces with standard pavement marking "white solid"
  - xiv. Electrical hook up for pre-manufactured building and new lift station

IV. **Scope of Work Excluded in this Proposal:**

- **a.** Any items not listed in the drawings or this scope will be excluded
- **b.** Seeding/Sodding of excavated areas

Estimate List, by line item

Holly Davis
S-Works Construction Corp.
PIONEER PARK - HC-25-002*
Holly Davis

Estimator: Holly Davis — Summary of tagged estimates...

Project Scope: The Client will provide and install the prefabricated restroom building, including setting the structure in place and completing the concrete foundation. The Contractor is responsible for completing all associated sitework, earthwork, underground utilities, lift station installation, and paving necessary to support the new building and site improvements.Work includes preparing the site to receive the restroom foundation, providing complete utility services (sewer, water, and electrical) to the building, installing a new two-pump lift station and wet well system, and completing all required concrete sidewalks, asphalt paving, and surface restoration.

Division Summary (MF04)

01 - General Requirements	$77,282.34	28 - Electronic Safety and Security	$575.00
02 - Existing Conditions	$8,911.50	31 - Earthwork	$81,526.00
03 - Concrete	$28,520.58	32 - Exterior Improvements	$23,173.14
22 - Plumbing	$68,203.70	33 - Utilities	$10,608.01
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	$279.00	**MF04 Total (Without totalling components)**	**$318,709.27**
26 - Electrical	$19,630.00		

Totalling Components

Priced Line Items	$318,709.27	RSMeans MELBOURNE, FL CCI (Current)
Equalis - FL - NNH Coefficient (-7.1600%)	$(22,819.58)	

Grand Total **$295,889.69**

Estimator: Holly Davis **Combined estimates...**

	Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
01 - General Requirements										
1	01-11-31-20-0070	Construction management fees, for work to $250,000	Project		257,902.8400	0.00	0.00	0.00	9.0000%	$23,211.26
2	01-21-16-50-0150	Contingencies, for estimate at final working drawings stage	Project		257,902.8400	0.00	0.00	0.00	3.0000%	$7,737.09
3	01-21-55-50-1000	Material storage area, not available, add, modifications to total project cost summaries	Project		257,902.8400	0.00	0.00	0.00	2.0000%	$5,158.06
4	01-31-13-20-0020	Field personnel, clerk, average	Week		4.0000	0.00	750.00	0.00	$750.00	$3,000.00
5	01-31-13-20-0200	Field personnel, project manager, average	Week		4.0000	0.00	3,749.00	0.00	$3,749.00	$14,996.00
6	01-31-13-20-0260	Field personnel, superintendent, average	Week		3.0000	0.00	3,725.00	0.00	$3,725.00	$11,175.00
7	01-41-26-50-0100	Permits rule of thumb, most cities, maximum	Job		257,902.8400	0.00	0.00	0.00	2.0000%	$5,158.06
8	01-54-33-10-2675-1	Hourly operating cost for rent saw, concrete V-groove crack chaser, manual gas 6 HP For Sawcuts, hourly operation	Ea.		75.0000	0.00	0.00	2.23	$2.23	$167.25
9	01-54-33-10-2675-3	Rent per week for rent saw, concrete V-groove crack chaser, manual gas 6 HP For Sawcuts, week rental	Ea.		1.0000	0.00	0.00	464.20	$464.20	$464.20
10	01-54-33-40-1450-1	Hourly operating cost for rent air tool, steel drill 7/8" x 2 foot Cleaning sidewalk joints, hourly operation	Ea.		40.0000	0.00	0.00	0.11	$0.11	$4.40
11	01-54-33-40-1450-3	Rent per week for rent air tool, steel drill 7/8" x 2 foot Cleaning sidewalk joints, week rental	Ea.		1.0000	0.00	0.00	33.31	$33.31	$33.31
12	01-54-33-40-2400-1	Hourly operating cost for rent electric generator gas engine 25 kW Temp power generator, hourly operation	Ea.		160.0000	0.00	0.00	10.10	$10.10	$1,616.00
13	01-54-33-40-2400-3	Rent per week for rent electric generator gas engine 25 kW Temp power generator, weekly rental	Ea.		4.0000	0.00	0.00	777.37	$777.37	$3,109.48
14	01-54-33-40-3850-1	Hourly operating cost for nailer, pneumatic For concrete forming, hourly operation	Ea.		75.0000	0.00	0.00	0.66	$0.66	$49.50
15	01-54-33-40-3850-3	Rent per week for nailer, pneumatic For concrete forming, week rental	Ea.		1.0000	0.00	0.00	95.91	$95.91	$95.91
16	01-54-33-40-5450-1	Hourly operating cost for pressure Washer 5 gpm, 3000 psi	Ea.		40.0000	0.00	0.00	5.28	$5.28	$211.20

Estimator: Holly Davis — **Combined estimates...**

	Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
		Final cleaning, hourly operation								
17	01-54-33-40-5450-3	Rent per week for pressure Washer 5 gpm, 3000 psi Final cleaning, week rental	Ea.		1.0000	0.00	0.00	432.31	$432.31	$432.31
18	01-54-33-40-6200-1	Hourly operating cost for rent saw circular electric 12" diameter For concrete forming, hourly operation	Ea.		40.0000	0.00	0.00	0.32	$0.32	$12.80
19	01-54-33-40-6200-3	Rent per week for rent saw circular electric 12" diameter For concrete forming, week rental	Ea.		1.0000	0.00	0.00	146.63	$146.63	$146.63
20	01-54-33-40-6280-1	Hourly operating cost for rent sidewalk broom, walk-behind Broom finish sidewalks, hourly operation	Ea.		40.0000	0.00	0.00	3.06	$3.06	$122.40
21	01-54-33-40-6280-3	Rent per week for rent sidewalk broom, walk-behind Broom finish sidewalks, week rental	Ea.		1.0000	0.00	0.00	332.98	$332.98	$332.98
22	01-93-13-15-1900	Relief valve, test and adjust Water heater testing	Ea.	1 STPI	1.0000	0.00	48.50	0.00	$48.50	$48.50
		01 - General Requirements Total				0.00	29,219.50	6,798.37		**$77,282.34**
02 - Existing Conditions										
23	02-21-13-09-0100	Topographical survey, conventional, maximum Final surveys, as-builts, locates	Acre	A-08	1.0000	104.50	5,553.40	67.10	$5,725.00	$5,725.00
24	02-21-13-13-0400	Boundary & survey markers, lot location and lines, for small quantities, maximum	Acre	A-08	1.0000	48.00	2,150.00	36.50	$2,234.50	$2,234.50
25	02-21-13-13-0600	Boundary & survey markers, monuments, 3' long	Ea.	A-07	1.0000	47.85	258.13	4.02	$310.00	$310.00
26	02-41-13-36-0100	Selective demolition, utility valves & accessories, utility valves, 4"-12", excludes excavation Existing 2" valve and removal (box on own line item)	Ea.	B-20	1.0000	0.00	535.00	0.00	$535.00	$535.00
27	02-41-13-36-0600	Selective demolition, utility valves & accessories, utility curb boxes, excludes excavation Existing 2" valve box removal	Ea.	B-20	1.0000	0.00	107.00	0.00	$107.00	$107.00
		02 - Existing Conditions Total				200.35	8,603.53	107.62		**$8,911.50**
03 - Concrete										
28	03-05-13-25-0250	Aggregate, crushed bank gravel, loaded at the pit, prices per ton, includes material only	Ton		56.2500	12.85	0.00	0.00	$12.85	$722.81

Estimator: Holly Davis **Combined estimates...**

	Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
		Sub-base pit fees (pad and parking lot)								
29	03-05-13-25-0600	Aggregate, prices per ton, for trucking 30-mile round trip, add Add for sub-base trucking, up to 30 mile round-trip	Ton	B-34B	56.2500	0.00	10.93	15.07	$26.00	$1,462.50
30	03-11-13-65-2000	C.I.P. concrete forms, wood, 6" to 12" high, 1 use, includes erecting, bracing, stripping and cleaning 250 LF perimeter for 6" sidewalks	L.F.	C-01	250.0000	3.74	12.42	0.00	$16.16	$4,040.00
31	03-15-16-20-0190	Control joint, water blast joint to wash away laitance, 2 passes 250 LF perimeter for 6" sidewalks	L.F.	C-29	250.0000	0.00	0.24	0.06	$0.30	$75.00
32	03-15-16-20-0200	Control joint, air blast joint to blow out debris and air dry, 2 passes 250 LF perimeter for 6" sidewalks	L.F.	C-28	250.0000	0.00	0.38	0.02	$0.40	$100.00
33	03-30-53-40-0510	Structural concrete, in place, chimney foundation (3500 psi), under 5 C.Y., includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing Closest to 6" x 6" x 8" concrete pole for meter	C.Y.	C-14C	1.0000	352.00	446.44	1.56	$800.00	$800.00
34	03-31-13-30-0100	Concrete, mixed on-site in volumetric truck, 3000 psi, 1 CY mixed and discharged, includes local aggregate, sand, Portland cement (Type I) and water, excludes all additives and treatments 750 SF 6" Sidewalk = 13.9 CY + 10% = 15.3 CY	C.Y.		15.3000	380.00	0.00	0.00	$380.00	$5,814.00
35	03-31-13-30-0100-0200	Concrete, mixed on-site in volumetric truck, for truck waiting/holding time past first 2 on-site hours, add (Modified using 03-31-13-30-0200) One day allotted	Hr.		6.0000	132.00	0.00	0.00	$132.00	$792.00
36	03-31-13-30-0100-0210	Concrete, mixed on-site in volumetric truck, for trip charge beyond first 20 miles, each way, add (Modified using 03-31-13-30-0210) 40 mile round trip, one trip included	Mile		20.0000	6.00	0.00	0.00	$6.00	$120.00
37	03-31-13-70-4350(A-03Q)	A-03Q Crew - 2025 - Concrete General Labor (3 Days) A-03Q Concrete laborers, general cleanup, incl. trucking materials to, from, and around jobsite as needed. Includes mobilization and demobilization Crew Details: Code: EQLT Description: Equipment Operators, Light Equipment Qty: 1 Hourly: 64.3 Daily: 514.4 Code: 015433406480 Description: Flatbed Trailer, 3 Ton Qty: 1 Hourly: 0 Daily: 84.91 Code: 015433407200 Description: Pickup Truck, 4x4, 3/4 Ton Qty: 1 Hourly: 0 Daily: 252.82	Daily	A-03Q	3.0000	0.00	758.80	371.50	$1,130.30	$3,390.90
38	03-31-13-70-4400	Structural concrete, placing, slab on grade, with crane and bucket, up to 6" thick, includes leveling (strike off) & consolidation, excludes material Sidewalk concrete (remove from truck onsite)	C.Y.	C-07	15.3000	0.00	56.95	28.05	$85.00	$1,300.50

Estimator: Holly Davis **Combined estimates...**

	Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
39	03-31-13-70-5620	Structural concrete, placing, by walking cart, 150' haul, excludes material, add to placing costs above 750 SF 6" Sidewalk up to 150' haul	C.Y.	C-18	15.3000	0.00	30.08	4.42	$34.50	$527.85
40	03-35-13-30-9100	Concrete finishing, minimum labor/equipment charge, excl placing, striking off & consolidating	Job	C-10	1.0000	0.00	1,075.00	0.00	$1,075.00	$1,075.00
41	03-35-13-30-9100(A-01B)	A-01B Crew - 2025 - Concrete Helper Concrete helper, 3 days	Daily	A-01B	3.0000	0.00	592.80	264.44	$857.24	$2,571.72
42	03-35-13-30-9110	Concrete pavement, finishing, small areas, broom finish 750 SF 6" Sidewalk	S.Y.	2 CEFI	83.4000	0.00	7.00	0.00	$7.00	$583.80
43	03-35-23-30-1650	Concrete finishing, floor, exposed local aggregate finish seeded on fresh concrete, 4 lb./S.F. Concrete finishing, exposed earth	S.F.	1 CEFI	750.0000	0.46	1.63	0.00	$2.09	$1,567.50
44	03-35-29-30-4500	Concrete finishing, stairs, fresh concrete, steel trowel 750 SF sidewalk troweling	S.F.	1 CEFI	750.0000	0.00	3.76	0.00	$3.76	$2,820.00
45	03-39-13-50-9000	Curing, minimum labor/equipment charge Curing minimum	Job	1 CLAB	1.0000	0.00	127.00	0.00	$127.00	$127.00
46	03-81-13-50-0300	Concrete sawing, concrete slabs, plain, up to 3" deep, includes blade cost, layout and set up time Sawcuts for 6" sidewalks, up to (x40)	L.F.	B-89	250.0000	0.13	1.45	0.94	$2.52	$630.00
		03 - Concrete Total				9,113.31	15,898.41	3,508.87		**$28,520.58**
22 - Plumbing										
47	22-05-23-20-6440	Valves, bronze, relief, pressure, water, threaded, 3/4", ASME For water heaters	Ea.	1 PLUM	2.0000	151.80	35.20	0.00	$187.00	$374.00
48	22-05-23-60-1280	Valves, plastic, PVC, ball, true union, socket or threaded, 2"	Ea.	1 PLUM	1.0000	132.00	57.00	0.00	$189.00	$189.00
49	22-05-23-60-9000	Valves, plastic, minimum labor/equipment charge	Job	1 PLUM	1.0000	0.00	276.00	0.00	$276.00	$276.00
50	22-05-76-20-4110	Cleanout tee, plastic plug, ABS, 2" pipe size, type DWV, excludes tee 2" Vent piping test plugs, provided per N-28 below floor piping key notes	Ea.	Q-01	4.0000	2.78	31.22	0.00	$34.00	$136.00
51	22-05-76-20-4120	Cleanout tee, plastic plug, ABS, 3" pipe size, type DWV, excludes tee 3" waste piping plugs, provided per N-28 below floor piping key notes	Ea.	Q-01	4.0000	4.53	48.47	0.00	$53.00	$212.00

Estimator: Holly Davis — **Combined estimates...**

	Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
52	22-05-76-20-5040	Cleanout tee, plastic tee, PVC, 4" pipe size, type DWV, excludes plug	Ea.	Q-01	2.0000	41.25	108.75	0.00	$150.00	$300.00
53	22-05-76-20-5120	Cleanout tee, plastic plug, PVC, 4" pipe size, type DWV, excludes tee	Ea.	Q-01	2.0000	7.10	57.90	0.00	$65.00	$130.00
54	22-05-76-20-5200	Cleanout tee, plastic adapter fitting, PVC, 4" pipe size, type DWV	Ea.	Q-01	2.0000	19.09	57.91	0.00	$77.00	$154.00
55	22-05-76-20-9000	Cleanout tee, minimum labor/equipment charge	Job	1 PLUM	1.0000	0.00	350.00	0.00	$350.00	$350.00
56	22-07-16-10-9000	Insulation, minimum labor/equipment charge Assumed insulation at water heater piping	Job	1 STPI	1.0000	0.00	244.00	0.00	$244.00	$244.00
57	22-11-00-00-0010(Crew Q-03)	Q-03 Crew - General Plumbing Labor Q-03 (2025 - RSMeans Standard Books) Labor Hours: 32 Equip Hours: 0 Daily Hours: 32 Crew Details: Code: PLUM Description: Plumbers (Apprentice) Qty: 1 Hourly: 91.35 Daily: 730.8 Code: PLUM Description: Plumbers (Inside Foreman) Qty: 1 Hourly: 114.93 Daily: 919.44 Code: PLUM Description: Plumbers Qty: 2 Hourly: 114.2 Daily: 1827.2	Daily	Q-03	1.0000	0.00	3,477.44	0.00	$3,477.44	$3,477.44
58	22-11-13-29-0246	Pipe, type L, copper, tubing, 1-1/2" diameter, press-joint, includes coupling & clevis hanger assembly 10' OC Cold & hot water connection between sides within service corridor	L.F.	1 PLUM	20.0000	19.86	18.64	0.00	$38.50	$770.00
59	22-11-13-29-3840	Cap, copper, wrought, 1-1/2", press-joint Caps at interior cold water lines	Ea.	1 PLUM	4.0000	28.05	36.45	0.00	$64.50	$258.00
60	22-11-13-74-4480	Pipe, plastic, PVC, 4" diameter, DWV, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	L.F.	Q-01	500.0000	11.72	36.28	0.00	$48.00	$24,000.00
61	22-11-13-74-5540	Pipe, plastic, CPVC, threaded, 4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10' UG domestic service, see line item deduct for couplings and hangers	L.F.	Q-01	110.0000	42.35	36.15	0.00	$78.50	$8,635.00
62	22-11-13-74-5540-5770	Pipe, plastic, CPVC, threaded, 4" diameter to 6" diameter, schedule 40, to delete coupling and hangers, subtract (Modified using 22-11-13-74-5770) Deduct for unneccessary couplings & hangers, closest approx. to domestic UG piping	L.F.		110.0000	-6.16	-13.40	0.00	$-19.56	$(2,151.60)
63	22-11-13-74-9074	Pipe, plastic, polypropylene (PP), tubing, SDR 11, 2" diameter, fusion welded, includes couplings 13' OC and hangers 3 per 10'	L.F.	Q-01	500.0000	11.06	27.94	0.00	$39.00	$19,500.00

Estimator: Holly Davis **Combined estimates...**

	Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
64	22-11-13-76-5390	Coupling, plastic, PVC, socket joint, 4", type DWV, schedule 40 Cleanouts	Ea.	Q-01	2.0000	8.03	104.97	0.00	$113.00	$226.00
65	22-11-13-76-5414	Reducer, plastic, PVC, bushing, socket joint, 4" x 2", type DWV, schedule 40 Reducers at (2) cleanouts	Ea.	Q-01	2.0000	14.14	95.86	0.00	$110.00	$220.00
66	22-11-13-76-5414	Reducer, plastic, PVC, bushing, socket joint, 4" x 2", type DWV, schedule 40 Reducers at bathroom floor drains	Ea.	Q-01	8.0000	14.14	95.86	0.00	$110.00	$880.00
67	22-11-19-18-0010	Water heater, minimum labor/equipment charge Installation of water heaters supplied by CXT	Ea.	1 PLUM	2.0000	0.00	480.43	0.00	$480.43	$960.86
68	22-11-19-18-0050	Mixing valve, automatic water tempering, 3/4" size Installing expansion tank, tempering valve connections, and water supplies at both water heaters, supplied by CXT	Ea.	1 STPI	2.0000	676.50	53.50	0.00	$730.00	$1,460.00
69	22-11-19-18-9000	Mixing valve, automatic water tempering, minimum labor/equipment charge Water heater connection	Job	1 STPI	1.0000	0.00	195.00	0.00	$195.00	$195.00
70	22-13-16-60-6736	Traps, PVC, P trap, solvent weld joint, 4" pipe size, type DWV	Ea.	1 PLUM	8.0000	96.80	69.20	0.00	$166.00	$1,328.00
71	22-13-19-13-2660	Drain, floor, PVC or ABS thermoplastic, 3" and 4" pipe size	Ea.	Q-01	8.0000	401.50	108.50	0.00	$510.00	$4,080.00
72	22-13-19-14-9000	Drain, floor receptor, minimum labor/equipment charge	Job	Q-01	1.0000	0.00	580.00	0.00	$580.00	$580.00
73	22-13-19-39-0110	Trap seal, floor drain, 2", inline Trap seal assemblies for bathroom floor drains not supplied by CXT	Ea.	1 PLUM	8.0000	32.45	48.55	0.00	$81.00	$648.00
74	22-13-19-39-0120	Trap seal, floor drain, 3", inline	Ea.	1 PLUM	8.0000	35.75	60.75	0.00	$96.50	$772.00
		22 - Plumbing Total				22,522.48	45,681.22	0.00		**$68,203.70**
23 - Heating, Ventilating, and Air-Conditioning (HVAC)										
75	23-09-53-10-4120	Control component, thermometers, dial type, liquid type, union connection, 3-1/2" diameter Closest to electrical connection of lift station controller	Ea.	1 STPI	1.0000	247.50	31.50	0.00	$279.00	$279.00
		23 - Heating, Ventilating, and Air-Conditioning (HVAC) Total				247.50	31.50	0.00		**$279.00**
26 - Electrical										
76	26-05-26-80-3400	Grounding connection, brazed, 250 kcmil wire Grounding connection within building	Ea.	1 ELEC	1.0000	72.05	187.95	0.00	$260.00	$260.00

Estimator: Holly Davis **Combined estimates...**

	Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
77	26-05-33-13-1870	Rigid galvanized steel conduit, 2" diameter, to 10' H, incl 2 terminations, 2 elbows, 11 beam clamps, and 11 couplings per 100 LF All conduit installation	L.F.	1 ELEC	50.0000	14.14	20.86	0.00	$35.00	$1,750.00
78	26-05-90-10-8680	Hot water heater, residential, hook-up, #10/2, EMT & wire, 20', incl 1-2 pole circuit breaker, box, 3' of flexible Water heater electrical connections	Ea.	1 ELEC	2.0000	84.70	275.30	0.00	$360.00	$720.00
79	26-24-13-20-1610	Switchboards, busway connection, 400 amp Connection to lift station / building	Ea.	2 ELEC	2.0000	627.00	398.00	0.00	$1,025.00	$2,050.00
80	26-24-13-20-2000	Switchboards, current/potential transformer metering compartment, w/watt meter, 200 - 800 amp 200 AMP single phase square D meter panel combo service	Ea.	2 ELEC	1.0000	11,550.00	450.00	0.00	$12,000.00	$12,000.00
81	26-24-13-30-0160	Switchboards, distribution section, aluminum bus bars, subfeed lug-rated, 60 amp, excl breakers 60 AMP subfeed from power pole to pump station	Ea.	2 ELEC	1.0000	1,402.50	1,447.50	0.00	$2,850.00	$2,850.00
		26 - Electrical Total				15,154.95	4,475.05	0.00		**$19,630.00**
28 - Electronic Safety and Security										
82	28-31-16-50-3460	Detection system, police connect panel, excl. wires & conduit Closest to Lift Station Panel connection (electrical)	Ea.	1 ELEC	1.0000	341.00	234.00	0.00	$575.00	$575.00
		28 - Electronic Safety and Security Total				341.00	234.00	0.00		**$575.00**
31 - Earthwork										
83	31-22-13-20-0100	Rough grading sites, 400 S.F. or less, hand labor Fine grading, up to 400 SF	Ea.	B-01	1.0000	0.00	970.00	0.00	$970.00	$970.00
84	31-22-13-20-0120	Rough grading sites, 410-1,000 S.F., hand labor Fine grading, 410-1000 SF	Ea.	B-01	1.0000	0.00	1,925.00	0.00	$1,925.00	$1,925.00
85	31-22-13-20-0130	Rough grading sites, 1,100-3,000 S.F., skid steer & labor Fine grading, 1,100-3,000 SF	Ea.	B-62	1.0000	0.00	1,399.80	200.20	$1,600.00	$1,600.00
86	31-22-13-20-0140	Rough grading sites, 3,100-5,000 S.F., skid steer & labor Fine grading, 3,100-5,000 SF	Ea.	B-62	1.0000	0.00	2,074.70	300.30	$2,375.00	$2,375.00
87	31-22-16-10-0012	Fine grading, finish grading, small area, to be paved with grader	S.Y.	B-11L	333.5000	0.00	3.73	3.22	$6.95	$2,317.83

Estimator: Holly Davis **Combined estimates...**

	Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
		Fine grading at pad, sidewalks, and parking lot								
88	31-22-16-10-1150	Fine grading, fine grade for slab on grade, hand grading Fine grade at pad	S.Y.	B-18	59.0000	0.00	2.77	0.21	$2.98	$175.82
89	31-22-16-10-3120	Fine grading, select gravel, 8" deep, hand grading, including compaction Fine grade at parking lot and foundation sub-base	S.Y.	B-18	250.0000	0.00	6.45	0.50	$6.95	$1,737.50
90	31-22-16-10-9000	Fine grading, hand grading, includes compaction, minimum labor/equipment charge Minimum for hand grading	Job	1 CLAB	1.0000	0.00	320.00	0.00	$320.00	$320.00
91	31-22-16-10-9100	Fine grading, machine grading, includes compaction, minimum labor/equipment charge Fine grading minimum	Job	B-11L	1.0000	0.00	756.50	643.50	$1,400.00	$1,400.00
92	31-23-16-13-1500	Excavating, trench or continuous footing, common earth, by hand with pick and shovel, 2' to 6' deep, heavy soil, excludes sheeting or dewatering Utility trenching, up to 600 LF at 8" deep	B.C.Y.	1 CLAB	89.0000	0.00	159.00	0.00	$159.00	$14,151.00
93	31-23-16-13-2100	Excavating, trench or continuous footing, common earth, trim sides and bottom for concrete pours, excludes sheeting or dewatering Final common earth grade, areas prepped for concrete	S.F.	B-18	1,300.0000	0.00	1.29	0.10	$1.39	$1,807.00
94	31-23-16-13-3060	Excavating, trench backfill, 1 C.Y. bucket, 200' haul, front end loader, wheel mounted, excludes dewatering Trenching backfill, up to 600 LF	L.C.Y.	B-10R	111.2000	0.00	11.72	4.03	$15.75	$1,751.40
95	31-23-16-14-0600	Excavating, chain trencher, utility trench, common earth, 12 HP, 8" wide, 12" deep, operator walking Domestic water piping trenching	L.F.	B-53	140.0000	0.00	1.72	0.48	$2.20	$308.00
96	31-23-16-14-0600 (A:1) Add	Excavating, chain trencher, utility trench, common earth, 8" wide, 12" deep, backfill by hand, includes compaction, add Backfill for domestic water piping and R&R valve/box only	L.F.	A-01G	140.0000	0.00	1.41	0.29	$1.70	$238.00
97	31-23-16-14-0600 (Q-01D)	Q-01D Crew - Domestic Water Trenching Q-01D (2025 - RSMeans Standard Books) Crew Details: Code: PLUM Description: Plumbers Qty: 2 Hourly: 114.2 Daily: 1827.2 Code: PLUM Description: Plumbers (Apprentice) Qty: 1 Hourly: 91.35 Daily: 730.8 Code: 015933013011 Description: Trencher, Chain Type, 8' D Qty: 1 Hourly: 0 Daily: 2493.29	Daily	Q-01D	0.7500	0.00	2,558.00	2,493.29	$5,051.29	$3,788.47
98	31-23-16-14-0900	Excavating, chain trencher, utility trench, common earth, minimum labor/equipment charge	Job	B-53	1.0000	0.00	404.50	115.50	$520.00	$520.00

Estimator: Holly Davis **Combined estimates...**

	Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
		Domestic piping minimum								
99	31-23-16-14-9000	Excavating, chain trencher, utility trench, common earth, includes excavation and backfill, minimum labor/equipment charge	Job	A-01G	1.0000	0.00	159.10	31.90	$191.00	$191.00
100	31-23-16-46-2420	Excavating, bulk, dozer, open site, bank measure, common earth, 80 HP dozer, 300' haul Hauling excavation/fill materials around site (trenching and site prep)	B.C.Y.	B-10L	156.5000	0.00	11.69	6.71	$18.40	$2,879.60
101	31-23-23-13-0100	Backfill, heavy soil, by hand, no compaction raise elevation approx. 4" overall / 3000 SF (pad + sidewalks + parking lot) / (37 BCY + 25% swell factor) backfill only	L.C.Y.	1 CLAB	46.3000	0.00	58.00	0.00	$58.00	$2,685.40
102	31-23-23-13-0300	Backfill, 6" layers, compaction in layers, hand tamp, add Top 6" compaction, 3000 SF (pad + sidewalks + parking lot)	B.C.Y.	1 CLAB	112.0000	0.00	31.00	0.00	$31.00	$3,472.00
103	31-23-23-13-0400	Backfill and compact, by hand, 6" layers, compaction in layers, roller compaction with operator walking, add to above Final compaction pass (top layer) for sidewalks, pad, and parking lot	B.C.Y.	B-10A	112.0000	0.00	11.72	1.88	$13.60	$1,523.20
104	31-23-23-13-0900	Backfill and compact, by hand, 12" layers, compaction in layers, roller compaction with operator walking, add to above 3000 SF (pad + sidewalks + parking lot) initial compaction, for sidewalks, pad, and parking lot	B.C.Y.	B-10A	112.0000	0.00	7.80	1.25	$9.05	$1,013.60
105	31-23-23-13-1100	Backfill and compact, by hand, 12" layers, compaction in layers, vibrating plate, add to above 3000 SF (pad + sidewalks + parking lot) initial compaction, for sidewalks, pad, and parking lot	B.C.Y.	A-01E	112.0000	0.00	7.11	1.64	$8.75	$980.00
106	31-23-23-15-0100	Borrow, material only, crushed stone, 1-1/2" to 3/4" size Material purchase, 2250 SF sub-base (pad and parking lot)	Ton		56.2500	18.40	0.00	0.00	$18.40	$1,035.00
107	31-23-23-15-1040	Borrow, crushed stone, 1-1/2" to 3/4" size, hand spread Spread stone at pad and parking lot (borrow from pile), labor only	Ton	A-05	56.2500	0.00	38.40	3.10	$41.50	$2,334.38
108	31-23-23-15-7000	Borrow, topsoil or loam, 1 C.Y. bucket, loading and/or spreading, from stockpile, shovel Spreading trenching backfill soil, up to 600 LF	B.C.Y.	B-12N	89.0000	20.35	2.18	1.97	$24.50	$2,180.50
109	31-23-23-16-0100	Fill by borrow and utility bedding, for pipe and conduit, crushed stone, 3/4" to 1/2", excludes compaction Fill for up to 600 LF 8" deep utility trenching	L.C.Y.	B-06	111.2500	35.75	14.05	2.20	$52.00	$5,785.00
110	31-23-23-16-0500	Fill by borrow and utility bedding, for pipe and conduit, compacting bedding in trench Trenching compaction	B.C.Y.	A-01D	89.0000	0.00	7.10	1.40	$8.50	$756.50
111	31-23-23-16-0500	Fill by borrow and utility bedding, for pipe and conduit, compacting bedding in trench	B.C.Y.	A-01D	89.0000	0.00	7.10	1.40	$8.50	$756.50

Estimator: Holly Davis — **Combined estimates...**

	Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
		Compaction for up to 600 LF 8" deep utility trenching								
112	31-23-23-17-0100	Fill, dumped material, spread, by hand, excludes compaction Spread purchased sub-base (rock only)	L.C.Y.	1 CLAB	52.1000	0.00	53.00	0.00	$53.00	$2,761.30
113	31-23-23-17-0100	Fill, dumped material, spread, by hand, excludes compaction Spread purchased fill material from stockpile (soil only)	L.C.Y.	1 CLAB	140.0000	0.00	53.00	0.00	$53.00	$7,420.00
114	31-23-23-17-1100	Fill, gravel fill, compacted, under floor slabs, alternate pricing method, 6" deep Sub-base ONLY at foundation pad (structural prep)	B.C.Y.	B-37	42.0000	36.85	25.37	1.78	$64.00	$2,688.00
115	31-23-23-17-9000	Fill, minimum labor/equipment charge 5 day minimum includes misc. equipment and temp labor as needed	Job	1 CLAB	5.0000	0.00	159.00	0.00	$159.00	$795.00
116	31-23-23-23-9900	Compaction, minimum labor/equipment charge Compaction minumum	Job	1 CLAB	1.0000	0.00	159.00	0.00	$159.00	$159.00
117	31-25-14-16-0020	Synthetic erosion control, jute mesh, 100 SY per roll, 4' wide, stapled Silt fencing (erosion control)	S.Y.	B-80A	2,500.0000	1.63	0.81	0.25	$2.69	$6,725.00
		31 - Earthwork Total				12,446.04	60,893.62	8,186.35		**$81,526.00**
		32 - Exterior Improvements								
118	32-01-11-51-2000	Slurry seal (latex modified), minimum labor/equipment charge	Job	1 CLAB	1.0000	0.00	204.00	0.00	$204.00	$204.00
119	32-01-30-10-6400	Site maintenance, road & walk maintenance, sweep walk, by hand Hand sweep clean concrete and asphalt areas twice (2,500 SF each time)	M.S.F.	1 CLAB	5.0000	0.00	42.50	0.00	$42.50	$212.50
120	32-06-10-10-2168	Sidewalks, driveways, and patios, sidewalk, load, dump and spread stone, 300' haul, with skid steer, excludes base 6"-7" deep, spread across approximiately 2250 SF @ 95% density 49 CY (parking lot + pad) + 10% buffer = 53.5 CY	C.Y.	B-62	53.5000	0.00	173.70	25.30	$199.00	$10,646.50
121	32-11-23-23-0302	Base course drainage layers, aggregate base course for roadways and large paved areas, crushed stone base, compacted, crushed 1-1/2" stone base, to 6" deep 3000 SF area, 6" base course +20% additional for compaction	S.Y.	B-36B	400.0000	8.25	1.10	1.20	$10.55	$4,220.00
122	32-11-23-23-0310	Base course drainage layers, aggregate base course, minimum labor/equipment charge Minimum labor/equipment deposits for Base Courses	Job	B-36	1.0000	0.00	3,657.50	2,117.50	$5,775.00	$5,775.00
123	32-11-23-23-7000	Base course drainage layers, prepare and roll sub-base, small areas to 2,500 S.Y. Base course drainage prep at pad and parking lot	S.Y.	B-32A	333.5000	0.00	1.55	1.29	$2.84	$947.14

Estimator: Holly Davis **Combined estimates...**

	Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
124	32-17-23-14-0790	Pavement markings, layout of pavement marking	L.F.	A-02	80.0000	0.00	0.08	0.02	$0.10	$8.00
125	32-17-23-14-0825	Pavement markings, parking stall, paint, white, small quantities, 4" wide	Stall	2 PORD	4.0000	35.20	16.80	0.00	$52.00	$208.00
126	32-17-23-14-1210	Pavement markings, handicap sign and post, 12" x 18"	Ea.	A-02	1.0000	174.90	166.05	39.05	$380.00	$380.00
127	32-17-23-14-1300	Pavement markings, permanent thermoplastic tape, 4" width, including layout	L.F.	B-79B	80.0000	4.43	1.98	0.74	$7.15	$572.00
		32 - Exterior Improvements Total				3,970.10	14,721.93	4,481.12		**$23,173.14**
		33 - Utilities								
128	33-14-13-25-8600	Water supply distribution piping, fitting w/rubber gasket, polyvinyl chloride, plug end, 4" diameter, class 150, DR 18, excludes excavation or backfill	Ea.	B-20	1.0000	38.50	21.50	0.00	$60.00	$60.00
		2" water service stub up (cap only)								
129	33-14-13-35-0100	Water supply distribution piping, piping HDPE, butt fusion joints, 40' lengths, 4" diameter, SDR 21	L.F.	B-22A	110.0000	1.63	9.18	2.19	$13.00	$1,430.00
		Closest approx to UG domestic service piping								
130	33-14-13-35-0100	Water supply distribution piping, piping HDPE, butt fusion joints, 40' lengths, 4" diameter, SDR 21	L.F.	B-22A	500.0000	1.63	9.18	2.19	$13.00	$6,500.00
131	33-14-13-45-7173	R&R - Water supply distribution piping, copper, curb stops, no lead, 2" diameter, excludes excavation or backfill	Ea.	1 PLUM	1.0000	0.00	115.17	0.00	$115.17	$115.17
		Remove existing 2" water service valve & box R&R Labor Adjustment: 150% of $76.78 = $115.17 / Material Costs Removed ----------								
132	33-14-13-45-7200	R&R - Water supply distribution piping, copper, curb box, cast iron, 1-1/4" to 2" curb stops, excludes excavation or backfill	Ea.	1 PLUM	1.0000	0.00	159.08	0.00	$159.08	$159.08
		Remove existing 2" water service valve & box R&R Labor Adjustment: 150% of $106.05 = $159.08/ Material Costs Removed ----------								
133	33-14-17-15-7600	Water service connection, cut-in sleeves with rubber gaskets, 4", excludes excavation and backfill	Ea.	B-21	1.0000	968.00	143.96	13.04	$1,125.00	$1,125.00
		Connection for R&R water valve & box								
134	33-14-17-15-8840	R&R - Water service connection, valve box, and large base w/ lid 4' deep, excludes excavation and backfill	Ea.	B-20	1.0000	0.00	206.76	0.00	$206.76	$206.76
		Relocate existing 2" water service valve & box								

Estimator: Holly Davis — **Combined estimates...**

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
	R&R Labor Adjustment: 150% of $137.84 = $206.76/ Material Costs Removed ----------								
135 33-14-19-20-9400	Water utility distribution valve, check valves, rubber disc, with rubber gaskets, 2-1/2" diameter, excludes excavation and backfill 2" Water supply to service corridor with shut off (+10% for 12" AFF)	Ea.	B-06	1.1000	511.50	353.50	55.00	$920.00	$1,012.00
	33 - Utilities Total				2,563.45	6,635.12	1,409.44		**$10,608.01**
				Estimate Grand Total					**295,889.69**

CONTRACT PLANS COMPONENT
SITE PLANS
CONSTRUCTION PLANS

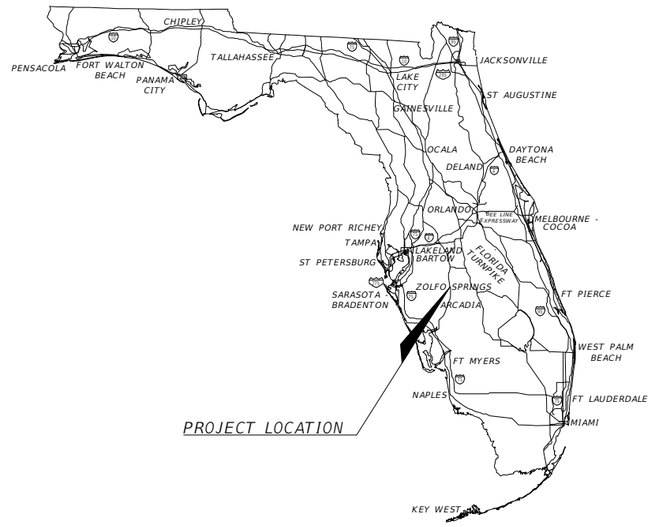
Hardee County
FLORIDA

HARDEE COUNTY

CONTRACT PLANS

FOR

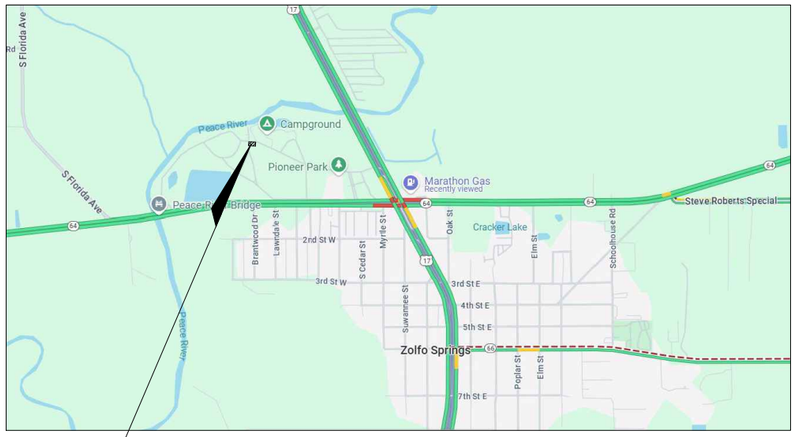
PIONEER PARK BATH HOUSE



CONSTRUCTION DOCUMENTS SHOP DRAWINGS TO BE SUBMITTED TO:

INDEX OF CONSTRUCTION DOCUMENTS

SHEET NO.	SHEET DESCRIPTION
G-1	COVER
G-2	AERIAL SITE PLAN
G-3	OVERALL LAYOUT AND PROJECT CONTROL
G-4	GENERAL NOTES
EC-1 - EC-3	EXISTING CONDITIONS AND DEMOLITION
SP-1	SITE PLAN
PG-1	PAVING AND GRADING
UT-1 - UT-3	UTILITY PLAN
D1-D3	SPECIAL DETAILS



PROJECT SITE

County Officials

Terry Atchley, County Manager

Doug Barber, Assistant County Manager

Christopher Simpron, Public Works Director

Bobby Keene, Capitol Projects Manager

Ben Willis, Parks and Recreation Superintendent

Dwight Flowers, Park Manager

Sunshine 811

CALL 2 BUSINESS DAYS BEFORE DIGGING

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

KEY SHEET REVISIONS	
DATE	DESCRIPTION

PLANS PREPARED BY:

George F. Young, Inc.
525 E. OLYMPIA AVE., SUITE 5
PUNTA GORDA, FLORIDA 33950
PHONE (941) 747-2981
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 021
GFY PROJECT NO.=21Y01006LC

Since 1919

ENMANUEL PEREZ LICENSE No 89565 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Enmanuel Perez
SN: C=US; O=Unaffiliated; dnQualifier=A01410D00000197B2E6FF7D0000A543; CN=Enmanuel Perez
Date: 2025.09.12 00:03:02 -04'00'

ENMANUEL PEREZ
PROFESSIONAL ENGINEER
STATE OF FLORIDA
REGISTRATION NO. 89565
ENGINEER OF RECORD

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
T-0000	2024	G-1

FILE: C:\Users\psmith\George F. Young, Inc\PG Team - General\22Y01501LC Hardee County - Pioneer Park\Dwg\CDs\22Y01501LC_COV.dwg
LOGIN: 9/11/2025 8:04 PM
PLOTTED: Smith, Philip



REVISED	NO.	BY	DATE	DESCRIPTION

	INITIALS	DATE
DESIGN		
DRAWN	P.C.S.	
CHECKED	M.P.	
QUALITY CHK	M.P.	
SCALE		

PREPARED FOR: Hardee County FLORIDA
Hardee County
412 W. Orange Street, Room 103
Wauchula, Florida, 33873
(863)773-9430

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET. N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING
ECOLOGY | GIS | PLANNING | SURVEYING
ST. PETERSBURG ▪ LAKEWOOD RANCH ▪ TAMPA ▪ GAINESVILLE ▪ LAKE WALES ▪ PUNTA GORDA
Since 1919

ENMANUEL PEREZ No. 89565
DATE

Pioneer Park Bathouse
AERIAL SITE PLAN
SECTION 34, TOWNSHIP 22 S., RANGE 25 E.

JOB NO. 21Y01501LC
SHEET NO. G-2

PLOTTED: 9/11/2025 8:06:11 AM by Smith, Philip
FILE: C:\Users\psmith\George F. Young, Inc\PG Team - General\22Y01501LC Hardee County - Pioneer Park\Dwg\CDs\22Y01501LC_ASP.dwg

CLUSTER 30

WILBUR C KING LN. PUBLIC (ASPHALT)

ROCK LAKE TR. PUBLIC (ASPHALT)

CONTROL POINT
#6
IRS GFY

18""CMP N
INV=55.47

18" CMP S
INV=52.90

OHL

FP

ZONE X
0.2% ANNUAL CHANCE FLOOD HAZARD

TRACTOR TR. PUBLIC (ASPHALT)

ANTIQUE DR. PUBLIC (ASPHALT)

CONTROL POINT
#5
IRS GFY

CONTROL POINT
#27
CMF BM

STATE ROAD 64 W. PUBLIC (ASPHALT)

18"CMP W
INV=62.75

18"CMP E
INV=62.85

CONTROL POINT
#8
IRS GFY

GATE

PVC FENCE

CONTROL POINT
#7
IRS GFY

CONTROL POINT
#507
NS 60 D

CONTROL POINT
#536
XMARK

CONTROL POINT
#2
BM FDOT 295

CONTROL POINT
#1
BMK K 710

N
W
E
S

40 80
80 0
SCALE: 1" = 80'

REVISED	NO.	BY	DATE	DESCRIPTION

	INITIALS	DATE
DESIGN		
DRAWN	P.C.S.	
CHECKED	M.P.	
QUALITY CHK	M.P.	
SCALE		

PREPARED FOR:
Hardee County FLORIDA
Hardee County
412 W. Orange Street, Room 103
Wauchula, Florida, 33873
(863)773-9430

Since 1919

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CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING
ECOLOGY | GIS | PLANNING | SURVEYING
ST. PETERSBURG ▪ LAKEWOOD RANCH ▪ TAMPA ▪ GAINESVILLE ▪ LAKE WALES ▪ PUNTA GORDA

ENMANUEL PEREZ No. 89565

DATE

Pioneer Park Bathouse

OVERALL LAYOUT AND CONTROL

SECTION 34, TOWNSHIP 22 S., RANGE 25 E.

JOB NO. 21Y01501LC

SHEET NO. G-3

PLOTTED: 9/11/2025 8:06 AM by Smith, Philip FILE: C:\Users\psmith\George F. Young, Inc\PG Team - General\22Y01501LC Hardee County - Pioneer Park\Dwg\CDs\22Y01501LC_LAY-CONT.dwg



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PREPARED FOR: Hardee County FLORIDA
Hardee County
412 W. Orange Street, Room 103
Wauchula, Florida, 33873
(863)773-9430

Since 1919

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET. N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
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ENMANUEL PEREZ No. 89565
DATE

Pioneer Park Bathouse
OVERALL LAYOUT AND CONTROL
SECTION 34, TOWNSHIP 22 S., RANGE 25 E.

JOB NO. 21Y01501LC
SHEET NO. G-4

PLOTTED: 9/11/2025 8:06 AM by Smith, Philip FILE: C:\Users\psmith\George F. Young, Inc\PG Team - General\22Y01501LC Hardee County - Pioneer Park\Dwg\CDs\22Y01501LC_LAY-CONT.dwg

SITE PREPARATION & CONSTRUCTION NOTES:

1. ALL DEMOLITION, BACKFILLING, ETC. SHALL CONFORM TO THE RECOMMENDATIONS OF THE SOILS ENGINEER AND/OR OWNER'S REPRESENTATIVE.
2. CONTRACTOR TO NOTIFY ALL UTILITIES FORTY-EIGHT (48) HOURS PRIOR TO DEMOLITION AND/OR EXCAVATION, INCLUDING THE LOCAL GAS COMPANY, IN ACCORDANCE WITH F.S. 553.851. CALL "SUNSHINE STATE ONE CALL SYSTEM", 1-800-432-4770, SO THAT UNDERGROUND UTILITIES CAN BE FIELD SPOTTED.
3. CONTRACTOR TO VERIFY AND COORDINATE WITH THE COUNTY, FLORIDA POWER AND LIGHT, CENTURY LINK, FLORIDA GAS TRANSMISSION, ETC. FOR THE REMOVAL OR RELOCATION OF ANY OF THESE FACILITIES.
4. ALL DISTURBED AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE RESTORED TO ORIGINAL STATE OR BETTER. DISTURBED AREAS OF THE ROADWAY ARE TO BE RESTORED WITH APPROPRIATE GRADING TO MATCH EXISTING ADJACENT CONDITIONS AND SOD.
5. PROTECTION OF EXISTING STORM SEWER SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY THE CONSTRUCTION PROCESS.
6. SEDIMENT TRAPPING MEASURES: SEDIMENT BASINS AND TRAP, PERIMETER BERMS, FILTER FENCES, BERMS, SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTIES, OR INTO EXISTING WATER BODIES, MUST BE INSTALLED, CONSTRUCTED, OR IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS.
7. MAINTENANCE: ALL EROSION AND SILTATION CONTROL DEVICES SHALL BE CHECKED AT A MINIMUM OF WEEKLY AND WITHIN 24 HOURS OF A RAINFALL EVENT, AND WILL BE CLEANED OUT AND/OR REPAIRED AS REQUIRED.
8. CONTRACTOR TO CLEAR, GRUB AND REMOVE ALL DEBRIS ON SITE AND ALL AREAS OF THE RIGHT-OF-WAY AS NECESSARY TO COMPLETE WORK.
9. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE ALL EXISTING UTILITIES AND APPURTENANCES TO BE REMOVED, I.E. LIGHT POLES, TREES, SHRUBS, ETC. BEFORE WORK BEGINS. THESE ITEMS MAY BE USED IN THE NEW FACILITY AT THE OWNER'S REQUEST.
10. THE LOCATION(S) OF THE UTILITIES SHOWN IN THE PLANS (INCLUDING THOSE DESIGNATED VVH) ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATION/ELEVATIONS APPLY ONLY A THE POINT SHOWN. INTERPOLATION BETWEEN THESE POINT HAVE NOT BEEN VERIFIED.
11. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS AND SITE CONDITIONS. CONTRACTOR MUST NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND INFORMATION SHOWN ON DRAWINGS PRIOR TO COMMENCING WORK.
12. ALL MATERIAL EXCAVATED THAT IS SUITABLE FOR FILL UNDER PAVING, OR LANDSCAPING AREA, IS TO BE SPREAD AND COMPACTED IN LOCATIONS DESIGNATED BY THE OWNER'S REPRESENTATIVE. ALL SOIL EXCAVATION, BACKFILL AND USAGE TO BE DONE UNDER THE RECOMMENDATIONS OF A CERTIFIED SOIL TESTING LABORATORY.
13. WHEN ALL EXCAVATION AND DEMOLITION IS COMPLETE, CLEAN FILL SHALL BE SPREAD AND COMPACTED IN LIFTS DESIGNATED BY THE TESTING LABORATORY TO THE REQUIRED ELEVATION AS SHOWN ON PLANS.
14. CONTRACTOR TO BE RESPONSIBLE FOR THE CONTROL OF FUGITIVE DUST AND ALIKE MATERIALS FOR THE DURATION OF THE CONSTRUCTION.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE, OPERATION AND MONITORING OF STORM WATER POLLUTION PREVENTION FOR EROSION CONTROL AND PROTECTION OF EXISTING STORM SEWER SYSTEMS.
16. DISPOSE OF ALL DEMOLITION DEBRIS AND ALL UNSUITABLE MATERIALS OFF-SITE IN A PERMITTED, APPROVED DISPOSAL SITE. MATERIAL TO BE DISPOSED OF OR MOVED IN ACCORDANCE WITH INSTRUCTIONS OF OWNER'S REPRESENTATIVE.
17. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND CITY OF ARCADIA SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.
18. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
19. THE CONTRACTOR SHALL PROVIDE ALL BRACING, SHEETING OR SHORING NECESSARY TO CONSTRUCT AND PROTECT ANY EXCAVATION AGAINST COLLAPSING. TRENCHES SHALL BE KEPT DRY WHILE PIPE IS BEING LAID. DEWATERING SHALL BE PROVIDED WHERE NECESSARY. PIPE WILL BE ON DRY, UNDISTURBED SOIL. UNSUITABLE MATERIAL WILL BE REPLACED WITH COMPACTED SELECT BACKFILL MATERIAL. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE TRENCH SAFETY ACT CHAPTER 90-96 (DS/SB 2626) OF THE FLORIDA STATUTES FOR ALL EXCAVATION TO A DEPTH IN EXCESS OF FIVE (5) FEET.
20. CONTRACTOR TO MAKE FIELD ADJUSTMENT, AS NECESSARY, WITH THE APPROVAL OF THE OWNER, ENGINEER AND/OR MUNICIPALITY WHEN REQUIRED.
21. ALL NECESSARY EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIAL TO THE OFF-SITE STORM SEWER SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED.
22. ALL SITE CONCRETE TO HAVE A MINIMUM STRENGTH OF 3000 PSI WITHIN 28 DAYS AND TESTED PER SPECIFICATIONS.
23. CONTRACTOR TO COORDINATE WITH HARDEE COUNTY REPRESENTATIVE FOR LIMITS OF STAGING AREA. ANY DISTURBANCE OF STAGING AREA TO BE RESTORED TO EXISTING CONDITION OR BETTER.
24. ALL DISTURBED AREAS TO BE RESTORED AND DISTURBED GREEN AREAS TO BE SODDED WITH BAHIA SOD OR AS NOTED ON LANDSCAPE PLANS.
25. DURING EXCAVATION AND CONSTRUCTION, DOWNSTREAM TURBIDITY SHALL BE MAINTAINED AT OR BELOW 29 NTU's ABOVE BACKGROUND, i.e., THE LEVEL OF TURBIDITY UPSTREAM OF THE SITE, OR AS EXISTED PRIOR TO DEVELOPMENT; OR CONDITIONS REASONABLE TO ASSURE MAINTENANCE OF WATER QUALITY TO MEET THE CONDITIONS OF CHAPTER 17-25, FLORIDA ADMINISTRATIVE CODE.
26. AS OF JUNE 30, 2007 HAY BALES ARE NO LONGER ACCEPTED FOR USE AS EROSION PROTECTION OR CONTROLS. CONTRACTOR MAY USE ROCK BAGS OR OTHER ACCEPTED EROSION CONTROLS IN PLACE OF HAY BALES.

PAVING, GRADING & DRAINAGE NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HARDEE COUNTY STANDARDS AND/OR FDOT STANDARDS AS REQUIRED.
2. PIPE MEASUREMENTS ARE TO CENTER OF STRUCTURES FOR INLETS AND STORM MANHOLES MITERED. END SECTIONS ARE NOT PART OF PIPE LENGTHS, HOWEVER SLOPES ARE CALCULATED TO THE OUT FALL POINT OF THE MITERED END SECTION. ALL PIPE LENGTHS ARE PLUS OR MINUS.
3. DRAINAGE RUNOFF (POST DESIGN) WILL BE COLLECTED AND DIRECTED TO PONDS VIA PIPES, SWALES, AND SURFACE FLOW AS INDICATED.
4. SILT FENCING WILL BE INSTALLED AT LOCATIONS SHOWN PRIOR TO CONSTRUCTION ACTIVITIES AND IS TO BE MAINTAINED THROUGH THE PROJECT COMPLETION.
5. ALL SOD IS TO BE STAKED AS NECESSARY TO PREVENT DISPLACEMENT.
6. COMMENCEMENT OF DENSITY VERIFICATION TO BEGIN AT "SPRING LINE" OF ALL UNDERGROUND UTILITIES. DENSITY VERIFICATION TO CONTINUE IN 12" MAXIMUM VERTICAL LIFTS UNTIL FINAL GRADE IS ACHIEVED.
7. ALL ABOVE NOTES APPLY TO ALL PLAN AND PROFILE SHEETS.

UTILITY NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OR VERIFICATION OF THE LOCATION, TYPE AND DEPTH OF ALL UTILITIES (ABOVE AND BELOW GROUND) PRIOR TO CONSTRUCTION.
2. THE BACKFILL MATERIAL IN PAVEMENT AREAS SHALL BE SOLIDLY TAMPED AROUND THE PIPE IN 6" LAYERS UP TO A LEVEL AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE. THIS PORTION OF BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
3. THE CONTRACTOR SHALL PROVIDE ALL BRACING, SHEETING OR SHORING NECESSARY TO CONSTRUCT AND PROTECT ANY EXCAVATION AGAINST COLLAPSING. TRENCHES SHALL BE KEPT DRY WHILE PIPE IS BEING LAID. DEWATERING SHALL BE PROVIDED WHERE NECESSARY. PIPE WILL BE ON DRY, UNDISTURBED SOIL. WET UNSUITABLE MATERIAL WILL BE REPLACED WITH COMPACTED SELECT BACKFILL MATERIAL.
4. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE TRENCH SAFETY ACT CHAPTER 90-96 (DS/SB 2626) OF THE FLORIDA STATUTES FOR ALL EXCAVATION TO A DEPTH IN EXCESS OF FIVE (5) FEET.
5. THE WATER MAIN SHALL HAVE A MINIMUM OF 3'-0" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE SPECIFIED BY THE OWNER'S REPRESENTATIVE.
6. ALL SANITARY SEWER AND STORM SEWER TO MAINTAIN 10 FEET HORIZONTAL AND 18 INCHES VERTICAL MINIMUM CLEARANCE FROM DOMESTIC WATER AND SHALL BE IN ACCORDANCE WITH F.A.C. RULE 62-555-314.
7. POTABLE WATER SYSTEM COMPONENTS TO COMPLY WITH RULE 64E-8 F.A.C.
8. ALL AT GRADE UTILITY COVERS AND APPURTENANCES SHALL BE ADJUSTED BY THE CONTRACTOR TO MEET FINAL PROPOSED SITE ELEVATIONS.
9. THE CONTRACTOR SHALL COORDINATE UTILITY ISSUES WITH THE RESPECTIVE UTILITY CONTACTS AS FOLLOWS:

UTILITY COORDINATION CONTACTS		
FIRM	NAME	PHONE NO.

SPECIAL NOTES:

1. AGGREGATES SHALL CONFORM TO FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" DIVISION III, AGGREGATES SECTION 901, COARSE AGGREGATES (EXCLUDING SECTION 901-2.3). GRADATION OF AGGREGATES SHALL CONFORM TO REQUIREMENTS OF TABLE 1, SECTION 901-1.4 WHEN THE STONE SIZE IS SPECIFIED.

BENCHMARK NOTES

ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK USED: K 710, HAVING A PUBLISHED, ADJUSTED ELEVATION OF 65.42 FEET (NAVD 88). INFORMATION OBTAINED FROM THE NGS DATA SHEET, PID DL5609.

HORIZONTAL DATA BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, NAD83(11).

EXISTING LEGEND

	IRON ROD FOUND	TOB	TOP OF BANK
	IRON PIPE FOUND	FFE	FINISH FLOOR ELEVATION
	NAIL AND DISC FOUND	E/P	EDGE OF PAVEMENT
	BENCHMARK	TOE	TOE OF SLOPE
W	METER, WATER	OHL	OVERHEAD LINE
	BOLLARD	S/W	SIDEWALK
	SIGN SINGLE SUPPORT	RCP	REINFORCED CONCRETE PIPE
	GUYS DOWN GUY ANCHOR	INV	INVERT
	LIGHT POLE, METAL	LB	LICENSED BUSINESS
W	VALVE WATER	SQ/FT	SQUARE FEET
	POWER POLE - WOOD	EL	ELEVATION
E	ELECTRICAL PEDESTAL	PSM	PROFESSIONAL SURVEYOR AND MAPPER
		LS	LICENSED SURVEYOR
			CONCRETE
			PAVEMENT
			TREE CYPRESS
			TREE OAK
			TREE PALM
			TREE UNKNOWN
		FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

PROPOSED LEGEND

PROP. ASPHALT PAVEMENT

PROP. 6" 3000 PSI CONCRETE WALKWAY

REVISED NO.	BY	DATE	DESCRIPTION

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DESIGN		
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CHECKED	M.P.	
QUALITY CHK	M.P.	
SCALE		

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Hardee County
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ENMANUEL PEREZ No. 89565
DATE

Pioneer Park Bathouse
GENERAL NOTES
SECTION 34, TOWNSHIP 22 S., RANGE 25 E.

JOB NO. 21Y01501LC
SHEET NO. G-4

PLOTTED: 9/11/2025 8:06AM BY: Smith, Philip FILE: C:\Users\psmith\George F. Young, Inc\PG Team - General\22Y01501LC Hardee County - Pioneer Park\Dwg\CDs\22Y01501LC_GN.dwg



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Pioneer Park Bathouse

EXISTING CONDITIONS – DEMOLITION

SECTION 34, TOWNSHIP 22 S., RANGE 25 E.

JOB NO. 21Y01501LC

SHEET NO. EX–1

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Pioneer Park Bathouse
SITE PLAN
SECTION 34, TOWNSHIP 22 S., RANGE 25 E.

JOB NO. 21Y01501LC
SHEET NO. SP-1

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WILBER C. KING LN.
(ASPHALT)

TRACTOR TR.
(ASPHALT)

FLOOD HAZARD

ZONE X

18""CMP N
INV=55.47

18"CMP S
INV=52.90

10' RADIUS

PROP. 6' SIDEWALK (TYP.)

EXIST. DITCH
BOTTOM

SETBACK
LINE

MATCH EXIST.

EXIST. TOP
OF SWALE

P-PROP. BATHOUSE
FFE = 59.81

MAINT.

WOMEN

MEN

TEMPORARY LIFT
STATION

58.03 59.20 59.24 59.75 59.69 59.81 59.65 59.46

N
W Y E
S

SCALE: 1" = 20'

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Pioneer Park Bathouse

PAVING, GRADING, AND DRAINAGE

SECTION 34, TOWNSHIP 22 S., RANGE 25 E.

JOB NO. 21Y01501LC

SHEET NO. PG-1

ZONE X

EXIST. POWER POLE

200A ELECTRICAL PANEL, REFER TO MEP PLANS

FUTURE GRAVITY SEWER MAIN UNDER SEPARATE PLANS/CONTRACT

EXIST. 2" WATER VALVE TO BE RELOCATED/REPLACED

PROP. 2" WATER VALVE AND VALVE BOX

CONNECT PROP. 2" POLY SERVICE PIPE TO EXIST. WATER VALVE

PROP. 2" HDPE TEMPORARY FORCE MAIN

PROP. 4' WHITE PVC GATES

PROP. WET WELL

PROP. JUNCTION BOX

PROP. SEWER LATERAL INV. ELEV. = 58.05

PROP. 6" PVC SEWER LATERAL AT 1% (PLEASE REFER TO BLDG/MEP PLANS FOR CONTINUATION INTO BUILDING)

PROP. CONTROL PANEL, REFER TO LIFT STATION DETAIL

PROP. 6" CLEANOUT INV. ELEV. = 58.17

PROP. 1.5" ELECTRICAL CONDUIT (HDPE)

PROP. ELECTRICAL METER MAIN, QO, CSED, RINGLESS SOCKET, (8 SPACES MAX, 16 CIRCUITS, NO BYPASS) MOUNT ON 6"x6" CONCRETE POST, REFER TO DETAIL ON SHEET D-1

PROP. 2" ELECTRICAL CONDUIT (HDPE)

ELECTRICAL SERVICE BY OTHERS (PRECO)

PROP. 2" POLY WATER SERVICE (PLEASE REFER TO BLDG/MEP PLANS FOR CONTINUATION INTO BUILDING)

N W E S

5 10 10 0

SCALE: 1" = 10'

0.3' 0.3' 0.3' 0.3' 13'

3' 4' 9'

MATCHLINE (SEE TOP

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Pioneer Park Bathouse
UTILITY PLAN
SECTION 34, TOWNSHIP 22 S., RANGE 25 E.

JOB NO. 21Y01501LC
SHEET NO. UT-1

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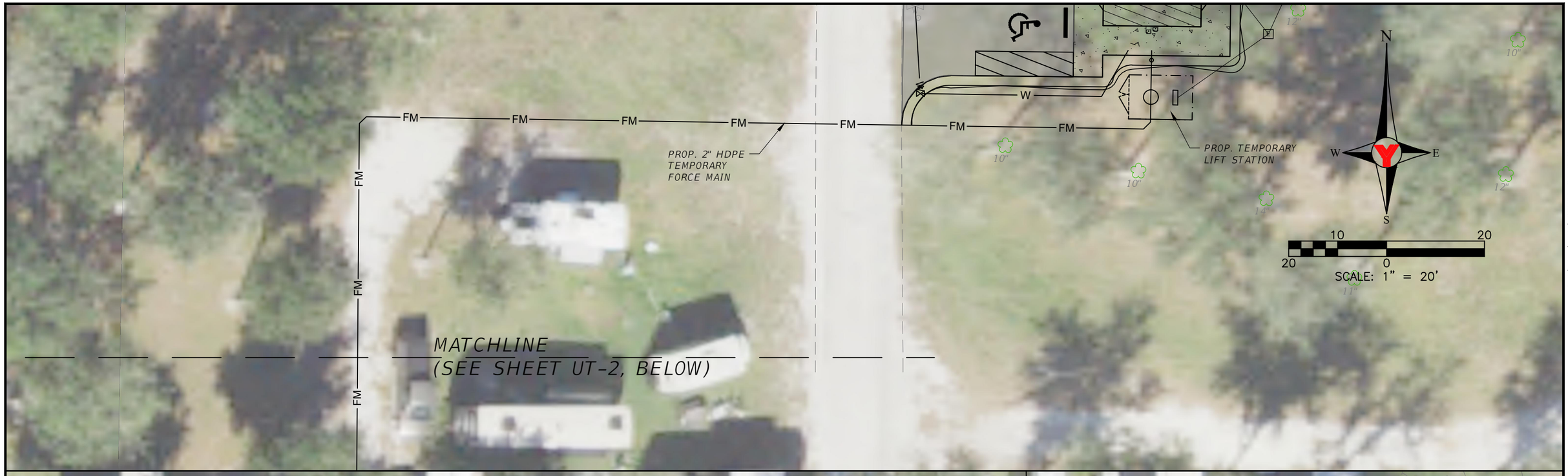

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Pioneer Park Bathouse
UTILITY PLAN
SECTION 34, TOWNSHIP 22 S., RANGE 25 E.

JOB NO. 21Y01501LC
SHEET NO. UT-2

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MATCHLINE
(SEE SHEET UT-2, BOTTOM)

MATCHLINE
(SEE BELOW)

N
W
E
S

10 0 20
20
SCALE: 1" = 20'

WET WELL R-27"
TOP EL=62.47
INV 3" PVC(NE)=60.64
INV 6" PVC(SE)=60.15
BOTTOM OF PIT EL=56.47
TOP OF PUMP EL=57.69
FLOAT 1 EL=60.00
FLOAT 2 EL=59.24
FLOAT 3 EL=58.55
FLOAT 4 EL=58.20

PROP. 2" HDPE
TEMPORARY
FORCE MAIN

CONNECT PROP. 2"
HDPE TEMPORARY
FORCE MAIN TO
EXIST. 4" FORCE MAIN

EXIST. 4" FORCE MAIN
(APPROX. LOCATION)

LIFT STATION CONTROL PANEL

LIFT STATION CONTROL PANEL

FM

61.5
61.4
61.9
61.9
62.1
62.5
62.8
62.5 DIRT ROAD
62.6
62.5
62.20
62.19
63.00
62.98
62.85
62.9
62.2
62.1
62.0
62.1
62.2
62.3
62.4
62.5
62.6
62.7
62.8
62.9
63.0
63.1
63.2
63.3
63.4
63.5
63.6
63.7
63.8
63.9
64.0
64.1
64.2
64.3
64.4
64.5
64.6
64.7
64.8
64.9
65.0
65.1
65.2
65.3
65.4
65.5
65.6
65.7
65.8
65.9

INSTALL 140 L.F. SILT FENCE

INSTALL 25 L.F. SILT FENCE

INSTALL 98 L.F. SILT FENCE

SEE SHT. EC-2 (TOP) FOR SILT FENCE LENGTH

INSTALL 85 L.F. SILT FENCE

SEE SHT. EC-2 (TOP) FOR SILT FENCE LENGTH

INSTALL 33 L.F. SILT FENCE

INSTALL 123 L.F. SILT FENCE

INSTALL 35 L.F. SILT FENCE

MATCHLINE (SEE SHEET UT-2, TOP)

ZONE X

ANNUAL CHANCE FLOOD HAZARD

N

S

W

E

SCALE: 1" = 1'

EROSION CONTROL LEGEND

INLET EROSION CONTROL

CURB INLET EROSION CONTROL

SF PROPOSED SILT FENCE/CONSTRUCTION FENCE

PROPOSED FLOATING TURBIDITY BARRIER

REVISED	NO.	BY	DATE	DESCRIPTION

	INITIALS	DATE
DESIGN		
DRAWN	P.C.S.	
CHECKED	M.P.	
QUALITY CHK	M.P.	
SCALE		

PREPARED FOR: Hardee County FLORIDA
Hardee County
412 W. Orange Street, Room 103
Wauchula, Florida, 33873
(863)773-9430

Since 1919

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET. N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM
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ENMANUEL PEREZ No. 89565

DATE

Pioneer Park Bathouse

EROSION CONTROL PLAN

SECTION 34, TOWNSHIP 22 S., RANGE 25 E.

JOB NO. 21Y01501LC

SHEET NO. EC – 1

PLOTTED: 9/11/2025 8:06 AM by Smith, Philip

FILE: C:\Users\psmith\George F. Young, Inc\PG Team - General\22Y01501LC Hardee County - Pioneer Park\Dwg\CDs\22Y01501LC_ECP.dwg



EROSION CONTROL LEGEND

- INLET EROSION CONTROL
- CURB INLET EROSION CONTROL
- SF — PROPOSED SILT FENCE/CONSTRUCTION FENCE
- PROPOSED FLOATING TURBIDITY BARRIER

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ENMANUEL PEREZ No. 89565
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Pioneer Park Bathouse
EROSION CONTROL PLAN
SECTION 34, TOWNSHIP 22 S., RANGE 25 E.

JOB NO. 21Y01501LC
SHEET NO. EC-2

PLOTTED: 9/11/2025 8:06AM BY Smith, Philip
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MATCHLINE
(SEE SHEET EC-2,)

MATCHLINE
(SEE BELOW)

TRACTOR TR.

PUBLIC
(ASPHALT)

WET WELL R...
TOP EL=62...
INV 3" PVC(NE)=60.64
INV 6" PVC(SE)=60.15
BOTTOM OF PIT EL=56.47
TOP OF PUMP EL=57...
FLOAT 1 EL=60...
FLOAT 2 EL=59...
FLOAT 3 EL=58...
FLOAT 4 EL=...20

INSTALL 130 L.F. SILT FENCE

INSTALL 138 L.F. SILT FENCE

INSTALL 15 L.F. SILT FENCE

INSTALL 24 L.F. SILT FENCE

SF FM

N
W E
S

10 0 20
20

SCALE: 1" = 20'

42.0'
BUILDING
FFE = 63.1

62.5 DIRT ROAD

OHL

13"
11"
11"
18"
15"
24"
8"
12"

61.5 61.9 61.9 62.1 62.5 62.8 63.12 63.27 63.08 63.45 63.71 63.2 62.6 62.7 62.9 62.5 62.20 62.19 63.00 62.98 62.85 +60.4 +60.8 +61.2

1 E/P
E/P

EROSION CONTROL LEGEND

INLET EROSION CONTROL

CURB INLET EROSION CONTROL

SF — PROPOSED SILT FENCE/CONSTRUCTION FENCE

PROPOSED FLOATING TURBIDITY BARRIER

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Pioneer Park Bathouse
EROSION CONTROL PLAN
SECTION 34, TOWNSHIP 22 S., RANGE 25 E.

JOB NO. 21Y01501LC
SHEET NO. EC-3

PLOTTED: 9/11/2025 8:06 AM by Smith, Philip
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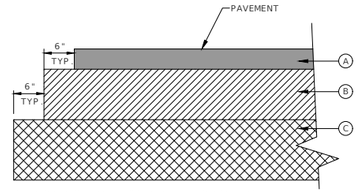


STANDARD DUTY: ON-SITE PARKING SPACES AREAS

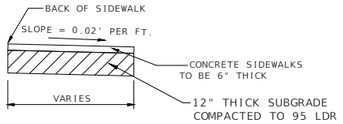
(A) FRICTION COURSE (SURFACE COURSE):
TYPE SP-12.5 ASPHALT, MIN. 2" THICK

(B) BASE COURSE:
CRUSHED CONCRETE BASE. MIN. 6" THICK (MIN. LBR 150; MIN. 98% MOD. PROCTOR (ASTM D-1557, AASHTO T-180): PER SECTION 911-FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION)

(C) STABILIZED SUBGRADE:
TYPE "B" STABILIZATION, MIN. 12" THICK (MIN. LBR 40; MIN. 95% MOD. PROCTOR (ASTM D-1557, AASHTO T-180)

TYPICAL STANDARD DUTY ASPHALT PAVEMENT SECTION

N.T.S.

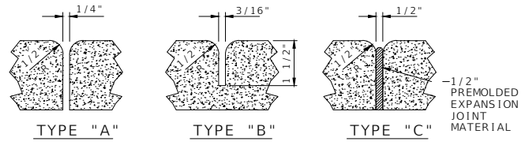


NOTES:
1. ALL ORGANIC MATERIAL & DEBRIS SHALL BE REMOVED & AREA GRADED & COMPACTED PRIOR TO CONCRETE PLACEMENT.
2. THE MINIMUM COMPRESSION STRENGTH OF THE CONCRETE SHALL BE 3000 p.s.i. @ 28 DAYS.
3. TYPE "A" & "B" JOINTS MAY BE SAW CUT.

STANDARD SIDEWALK

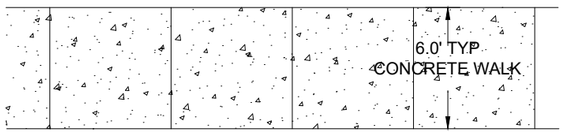
N.T.S.

NOTES:
1.) ALL ORGANIC MATERIAL AND DEBRIS SHALL BE REMOVED AND AREA GRADED AND COMPACTED PRIOR TO CONCRETE PLACEMENT.
2.) THE MINIMUM COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE 3,000 P.S.I. @ 28 DAYS.
3.) TYPE "A" AND "B" JOINTS MATERIAL MAY BE SAW CUT.



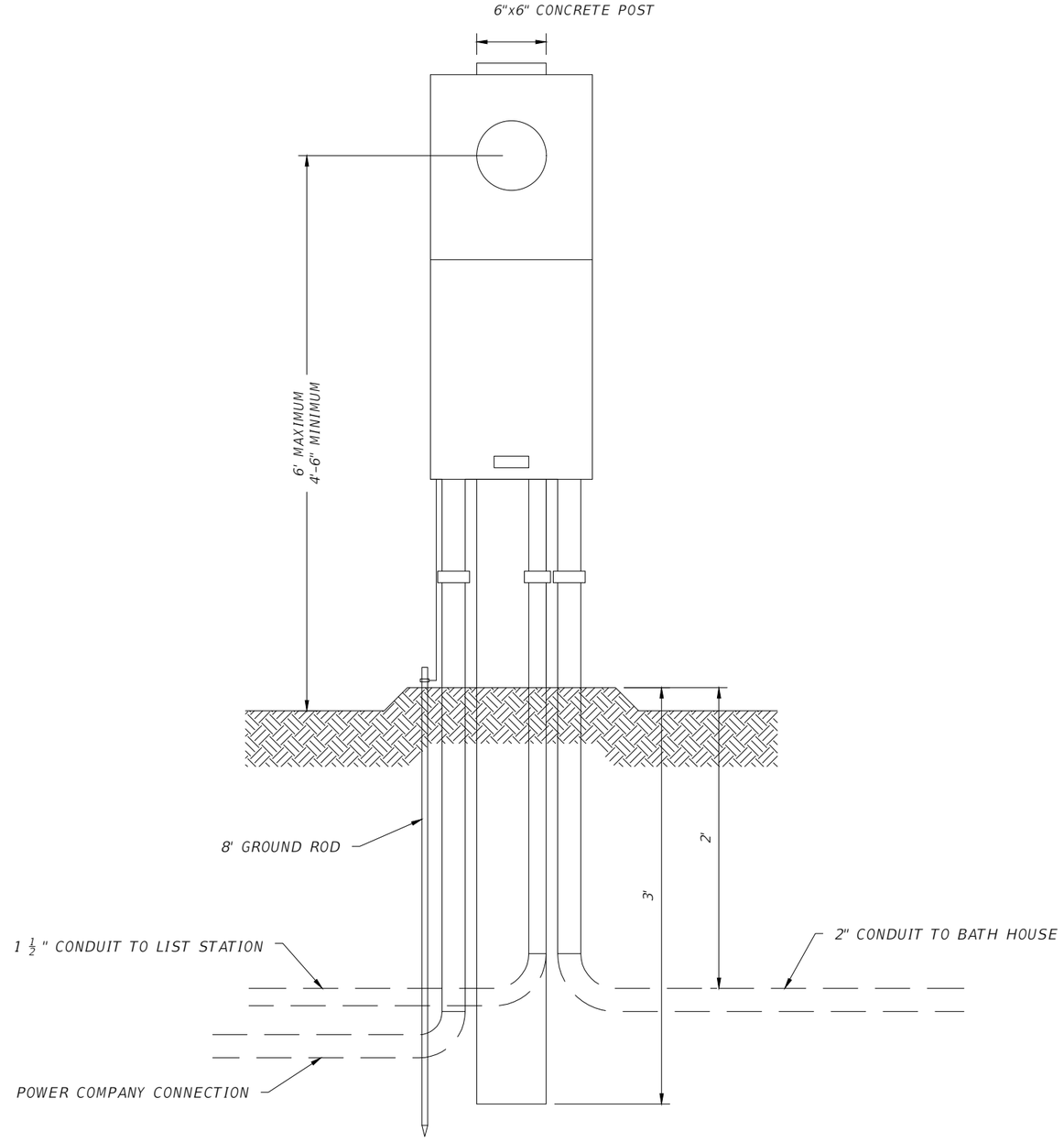
SIDEWALK JOINTS

N.T.S.



PLAN VIEW

SIDEWALK DETAILS



METER BASE AND BREAKER BOX DETAIL

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ENMANUEL PEREZ No. 89565
DATE

Pioneer Park Bathouse
SPECIAL DETAILS
SECTION 34, TOWNSHIP 22 S., RANGE 25 E.

JOB NO. 21Y01501LC
SHEET NO. D-1

PLOTTED: 9/11/2025 8:06:16 AM BY: Smith, Philip FILE: C:\Users\psmith\George F. Young, Inc\PG Team - General\22Y01501LC_DET.dwg

SULZER

Massblatt PIRANHA S 12/2 - S 20/2

Dimension sheet

Plan d'encombrement

No: AN-M.04.30-04
Drawn: 18.07.97 / C.Quirke
Issue Date: 09.11.06
Änderungen vorbehalten Technical changes reserved Con riserva di modifiche Con reserva de modificaciones Sous réserve de modification

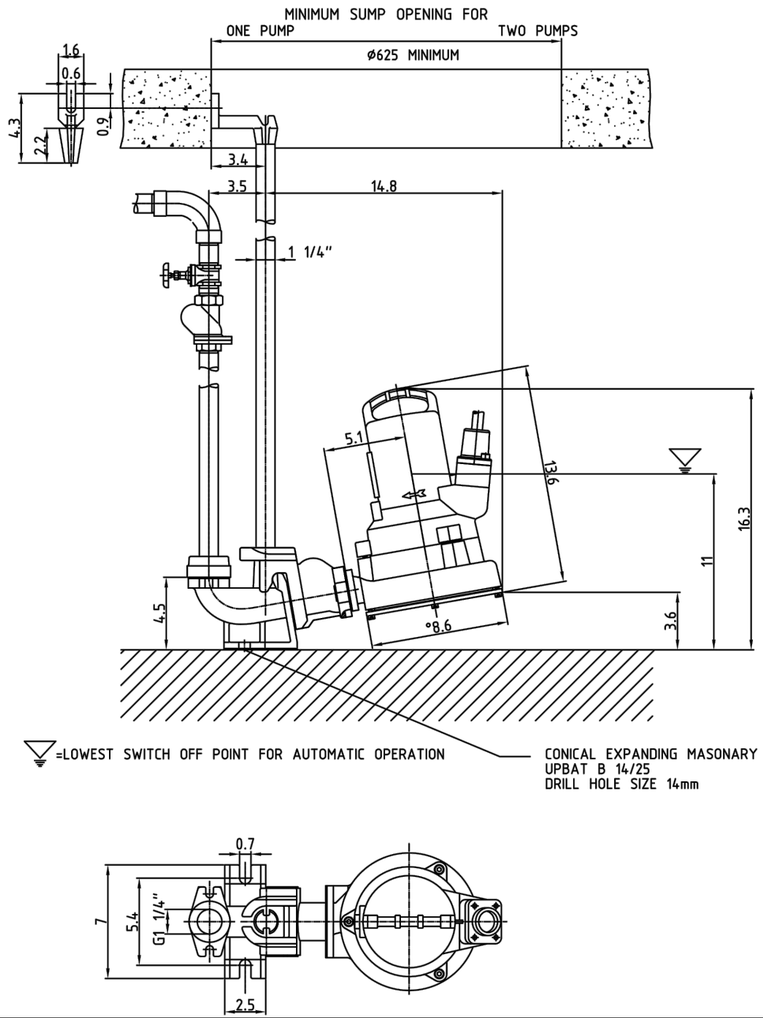
50 Hz

Typ Type Tipo
S 12/2
S 13/4
S 17/2

60 Hz

Typ Type Tipo
S 10/4
S 20/2

U.S.



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Pioneer Park Bathouse

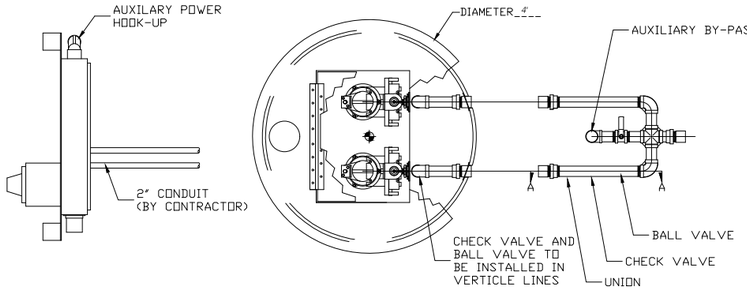
LIFT STATION PUMP DETAIL

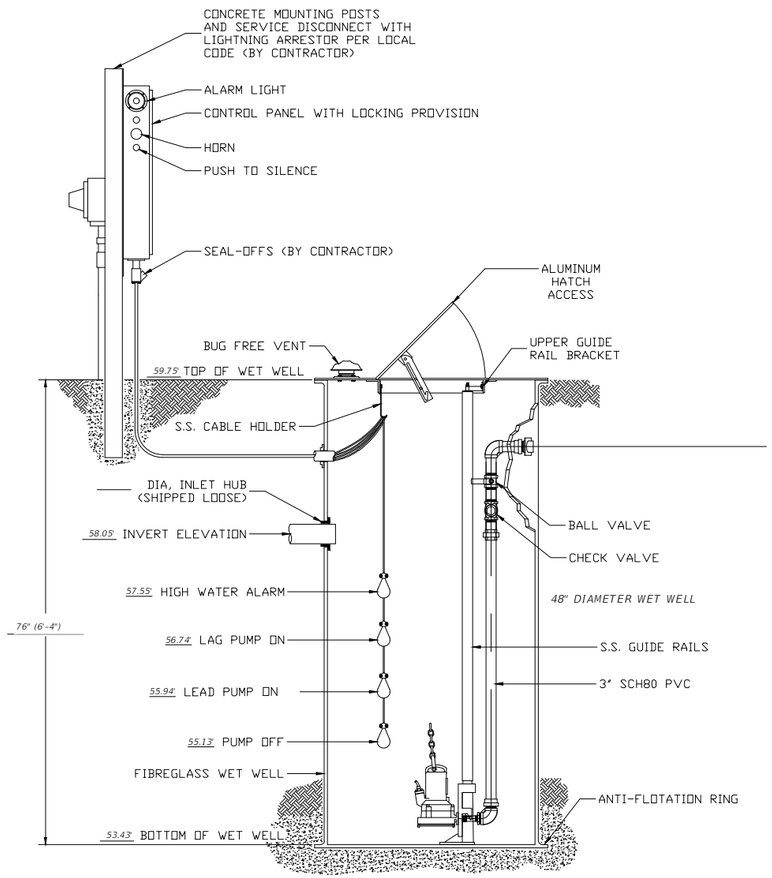
SECTION 34, TOWNSHIP 22 S., RANGE 25 E.

JOB NO. 21Y01501LC

SHEET NO. D-2

PLOTTED: 9/11/2025 8:06AM BY: Smith, Philip FILE: C:\Users\psmith\George F. Young, Inc\PG Team - General\22Y01501LC Hardee County - Pioneer Park\Dwg\CDs\22Y01501LC_DET.dwg





PUMP INFORMATION

MODEL: PIR S20/2W	HP: 2hp	V: 230V	PH: 2

PUMPS:

MANUFACTURER:
PUMPS SHALL BE OF SUBMERSIBLE TYPE MANUFACTURED BY SULZER/ABS.

CONSTRUCTION:
MOTOR HOUSING, VOLUTE AND IMPELLER SHALL BE CAST IRON ASTM A48 CLASS 40B. ROTOR SHAFT SHALL BE AISI 420SS. FASTNERS SHALL BE AISI 316SS.

BEARINGS:
LUBRICATED FOR LIFE BALL BEARINGS.

SEALS:
EACH PUMP SHOULD HAVE TWO SEALS. THE LOWER SEAL SHOULD HAVE SILICON CARBIDE FACES.

SHREDDING SYSTEM:
EACH PUMP SHOULD HAVE A SPIRALED ADJUSTABLE BOTTOM PLATE, STATIONARY CUTTER RING AND SHREDDING ROTOR BEFORE THE IMPELLER.

THERMAL PROTECTION:
THERMAL SENSORS SHALL BE IMBEDDED IN THE STATOR WINDINGS TO TURN OFF THE PUMP IN CASE OF OVER HEATING.

SEAL MONITORING:
MOISTURE SENSORS SHALL BE LOCATED IN THE MOTOR AND OIL CHAMBERS TO ACTIVATE AN ALARM IF THERE IS LEAKAGE AT THE SHAFT SEALS.

MOTOR:
AIR FILLED DESIGN WITH CLASS F INSULATION ENCLOSED IN A CAST IRON HOUSING.

FIBERGLASS WET WELL:

WET WELL:
THE WET WELL SHALL BE CONSTRUCTED OF COMMERCIAL GRADE POLYESTER RESIN WITH GLASS FIBER REINFORCEMENT. EACH WET WELL SHALL HAVE AN ANTI-FLOTATION RING THAT IS AT LEAST 4 INCHES DIAMETER LARGER THAN THE WET WELL. THE WET WELL SHALL INCLUDE ALL SCH 80 PVC PIPING, GUIDE RAIL ASSEMBLIES, CABLE HOLDER, COVER AND DISCHARGE CONNECTIONS INSTALLED BY THE PUMP SUPPLIER.

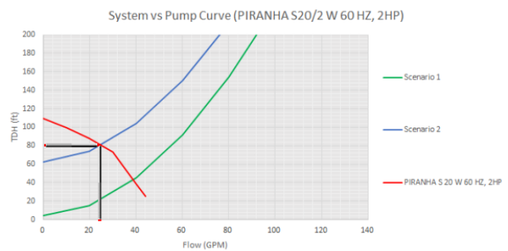
GUIDE RAIL ASSEMBLY:
A SINGLE GUIDE RAIL SYSTEM SHALL BE PROVIDED FOR EACH PUMP. EACH GUIDE RAIL SYSTEM SHALL INCLUDE A BASE ELBOW, DISCHARGE FLANGE WITH PROFILE GASKET, SS GUIDE RAIL, SS UPPER GUIDE RAIL BRACKET AND SS LIFTING CABLE.

WET WELL COVER:
THE COVER SHALL BE A 300PSF ALUMINUM COVER WITH 20" X 27" MINIMUM OPENING AND HOLD OPEN ARM. THE COVER SHALL ALSO HAVE A WELDED 3" COUPLING FOR THE VENT AND A LOCKING PROVISION. ALL FASTENERS ON THE COVER SHALL BE SS.

FLOATS:
FLOATS SHALL BE ANCHOR SCIENTIFIC NORMALLY OPEN FLOAT SWITCHES.

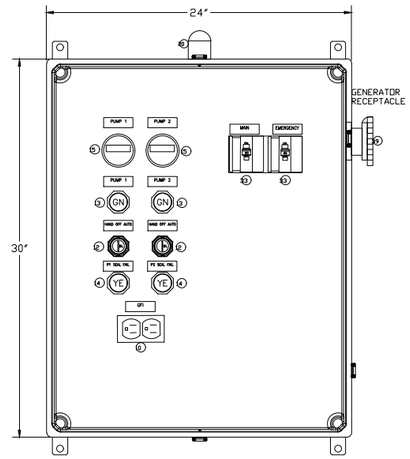
CONTROL PANEL:
THE CONTROL PANEL SHALL BE UL508 LISTED AND HAVE A NEMA 4X SS ENCLOSURE. THE PANEL SHALL HAVE A WIRING DIAGRAM INSIDE THE ENCLOSURE AND INCLUDE A MAIN CIRCUIT BREAKER, EMERGENCY CIRCUIT BREAKER, GENERATOR RECEPTICAL, HIGH LEVEL ALARM LIGHT, HIGH LEVEL ALARM HORN, ELAPSED TIME METERS, VOLTAGE/PHASE MONITOR, SEAL FAIL SENSORS AND OVERLOAD SENSORS. A LIGHTNING ARRESTOR MUST BE PROVIDED AND INSTALLED OUTSIDE OF THE CONTROL PANEL BY THE ELECTRICIAN.

PUMP PERFORMANCE CURVE

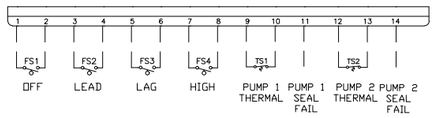


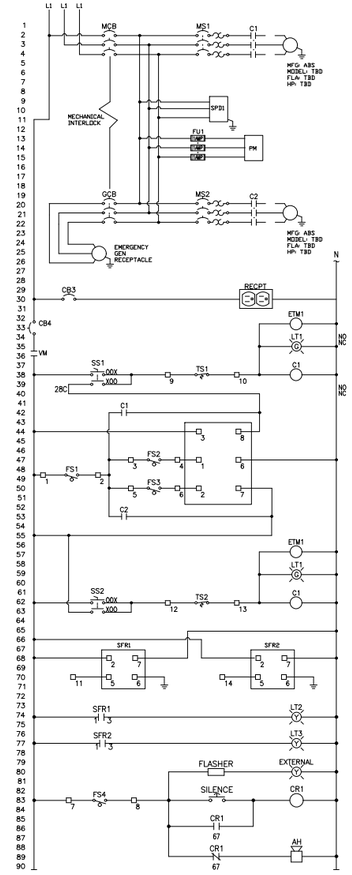
ELECTRICAL INFORMATION

V:_____ PH:_____



FIELD TERMINAL BLOCK LAYOUT





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DRAWING NAME:

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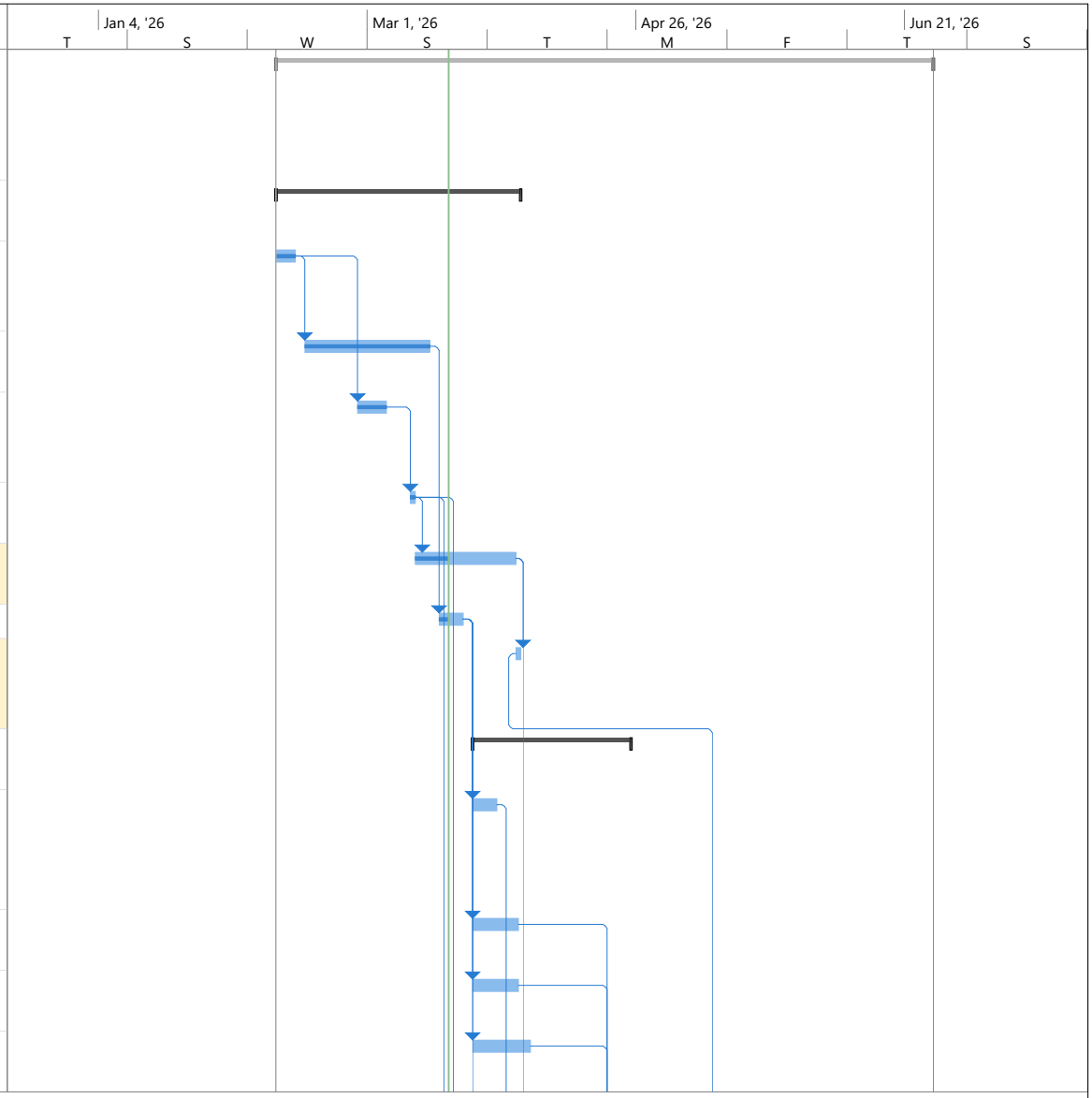
Pioneer Park Bathouse
LIFT STATION DETAIL
SECTION 34, TOWNSHIP 22 S., RANGE 25 E.

JOB NO. 21Y01501LC
SHEET NO. D-3

PLOTTED: 9/11/2025 8:06AM BY: Smith, Philip FILE: C:\Users\psmith\George F. Young, Inc\PG Team - General\21Y01501LC Hardee County - Pioneer Park\Dwg\CDs\21Y01501LC_DET.dwg

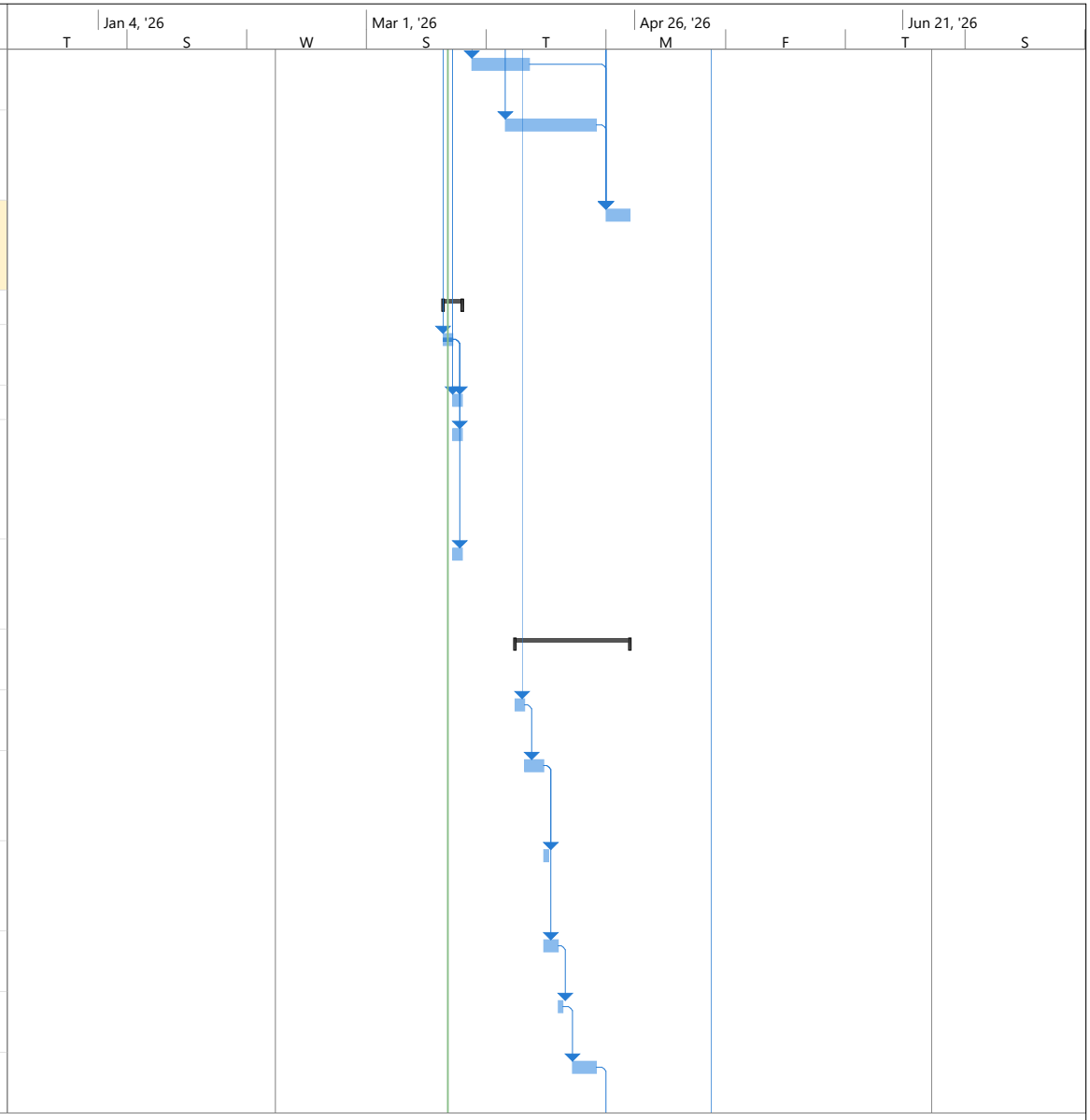
ID	Task Mode	Task Name	Duration	Start	Finish
0		**Commercial Construction - Estimated Timeline**	**99 days?**	**Tue 2/10/26**	**Fri 6/26/26**
1		**General Conditions**	**37 days**	**Tue 2/10/26**	**Wed 4/1/26**
2		Receive notice to proceed and sign contract	4 days	Tue 2/10/26	Fri 2/13/26
3		Subcontractor Buyout	20 days	Mon 2/16/26	Fri 3/13/26
4		Submit bond and insurance documents	4 days	Fri 2/27/26	Wed 3/4/26
5		Project Kickoff Meeting	1 day	Tue 3/10/26	Tue 3/10/26
6		*Obtain building permits*	*3 wks*	*Wed 3/11/26*	*Tue 3/31/26*
7		Procore Set Up	1 wk	Mon 3/16/26	Fri 3/20/26
8		*Notify CXT of Delivery in 3 Wks*	*1 day*	*Wed 4/1/26*	*Wed 4/1/26*
9		**Long Lead Procurement**	**25 days**	**Mon 3/23/26**	**Fri 4/24/26**
10		Submit Long Lead Procurement Items	1 wk	Mon 3/23/26	Fri 3/27/26
11		Underground Submittals	1.5 wks	Mon 3/23/26	Wed 4/1/26
12		Concrete Submittals	1.5 wks	Mon 3/23/26	Wed 4/1/26
13		Electrical Submittals	2 wks	Mon 3/23/26	Fri 4/3/26



Project: Commercial Constructi
Date: Wed 3/18/26

Task	Inactive Task	Manual Summary Rollup	External Milestone
Split	Inactive Milestone	Manual Summary	Deadline
Milestone	Inactive Summary	Start-only	Progress
Summary	Manual Task	Finish-only	Manual Progress
Project Summary	Duration-only	External Tasks	

ID	Task Mode	Task Name	Duration	Start	Finish
14		Plumbing Submittals	2 wks	Mon 3/23/26	Fri 4/3/26
15		Long Lead Procurement Complete	3 wks	Mon 3/30/26	Fri 4/17/26
16		*All Procurement Complete*	*1 wk*	*Mon 4/20/26*	*Fri 4/24/26*
17		**Mobilize on Site**	**4 days**	**Tue 3/17/26**	**Fri 3/20/26**
18		Temporary Site Security	2 days	Tue 3/17/26	Wed 3/18/26
19		SWPPP Install	2 days	Thu 3/19/26	Fri 3/20/26
20		"Soft Mobilization" - Begin Rough Grading	2 days	Thu 3/19/26	Fri 3/20/26
21		Set line and grade benchmarks	2 days	Thu 3/19/26	Fri 3/20/26
22		**Site Grading and Utilities**	**18 days**	**Wed 4/1/26**	**Fri 4/24/26**
23		Clear and grub site	2 days	Wed 4/1/26	Thu 4/2/26
24		Rough grade site (cut and fill)	2 days	Fri 4/3/26	Mon 4/6/26
25		Compact Pad & Compaction Testing	1 day	Tue 4/7/26	Tue 4/7/26
26		Install Water Service	3 days	Tue 4/7/26	Thu 4/9/26
27		Perform final site grading	1 day	Fri 4/10/26	Fri 4/10/26
28		Install Lift Station	1 wk	Mon 4/13/26	Fri 4/17/26



Project: Commercial Constructi
Date: Wed 3/18/26

Task	Inactive Task	Manual Summary Rollup	External Milestone
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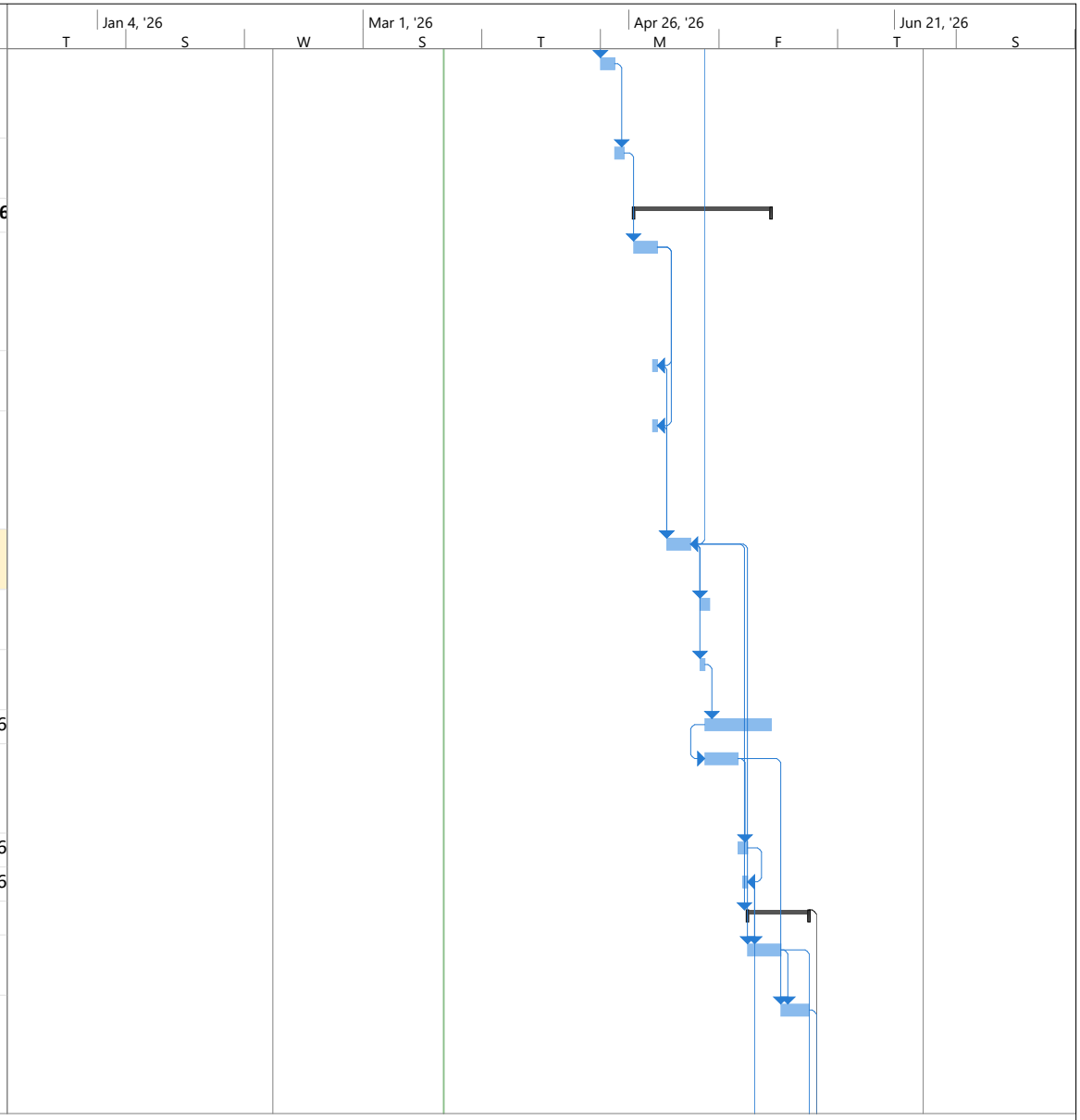
Milestone	Inactive Summary	Start-only	Progress
Summary	Manual Task	Finish-only	Manual Progress
Project Summary	Duration-only	External Tasks	

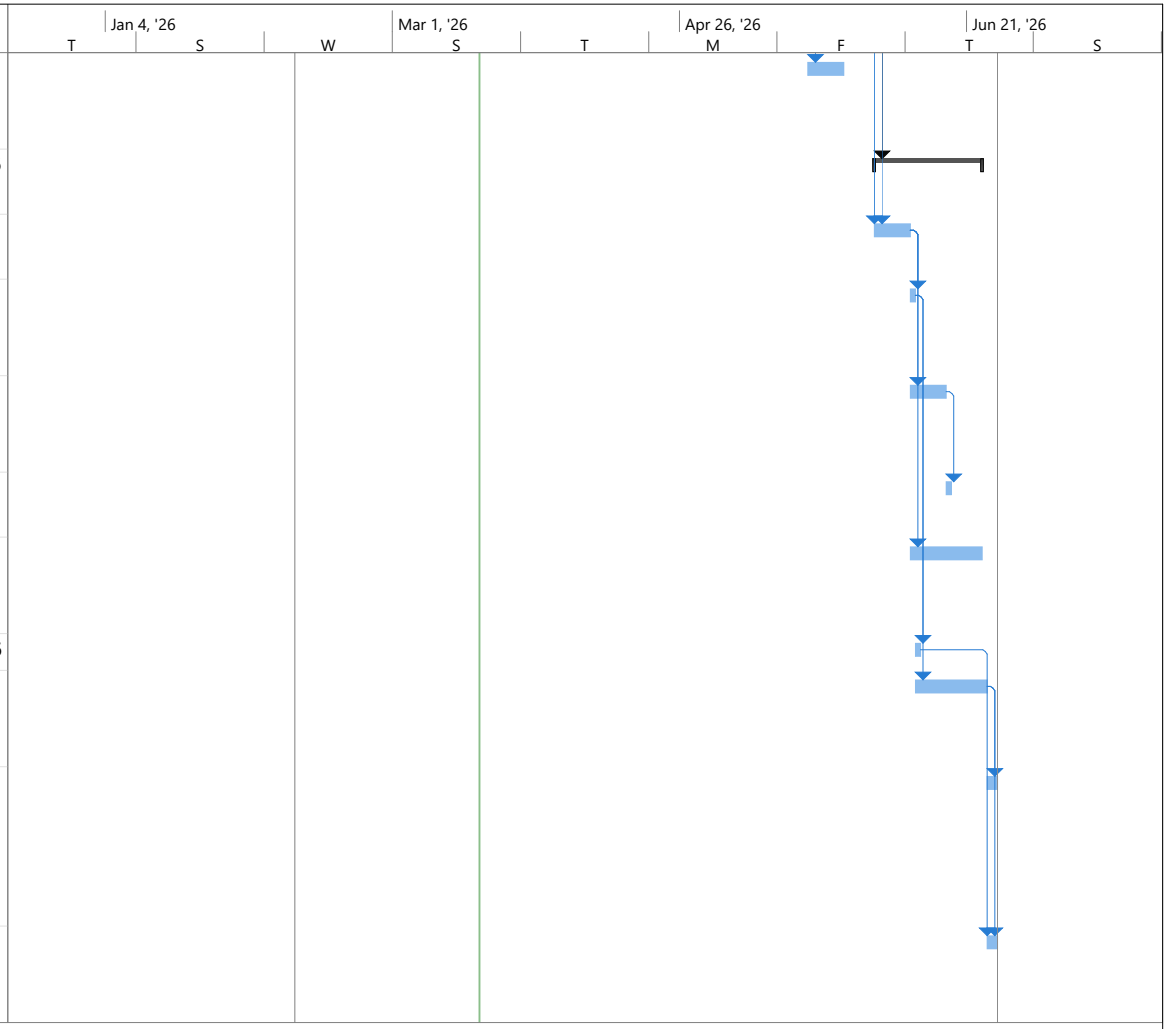
ID	Task Mode	Task Name	Duration	Start	Finish
29		Install & Connect Sewer Force Main	3 days	Mon 4/20/26	Wed 4/22/26
30		Rough- In Electrical	2 days	Thu 4/23/26	Fri 4/24/26
31		**Site Work**	**21 days**	**Mon 4/27/26**	**Mon 5/25/26**
32		Install Concrete Foundation, Sidewalks	1 wk	Mon 4/27/26	Fri 5/1/26
33		Concrete Testing	1 day	Fri 5/1/26	Fri 5/1/26
34		Engineer Site Walk (Prior to Building Delivery)	1 day	Fri 5/1/26	Fri 5/1/26
35		***CXT Drop and Set Building***	***1 wk***	***Mon 5/4/26***	***Fri 5/8/26***
36		Install Lift Station Fence	2 days	Mon 5/11/26	Tue 5/12/26
37		Finish Concrete Sidewalks	1 day	Mon 5/11/26	Mon 5/11/26
38		Parking Lot	2 wks	Tue 5/12/26	Mon 5/25/26
39		Flush, Clean, and Inspect Underground	5 days	Tue 5/12/26	Mon 5/18/26
40		Final Grade	2 days	Tue 5/19/26	Wed 5/20/26
41		Clean Site	1 day	Wed 5/20/26	Wed 5/20/26
42		**Interior Work**	**9 days**	**Thu 5/21/26**	**Tue 6/2/26**
43		Final Power Connected	5 days	Thu 5/21/26	Wed 5/27/26
44		Complete Plumbing & Sanitary Connections	4 days	Thu 5/28/26	Tue 6/2/26



Project: Commercial Constructi
Date: Wed 3/18/26

Task	Inactive Task	Manual Summary Rollup	External Milestone
Split	Inactive Milestone	Manual Summary	Deadline
Milestone	Inactive Summary	Start-only	Progress
Summary	Manual Task	Finish-only	Manual Progress
Project Summary	Duration-only	External Tasks	

ID	Task Mode	Task Name	Duration	Start	Finish
45		Complete Water Heater Install	5 days	Thu 5/21/26	Wed 5/27/26
46		**Final Inspections / Closeout**	**15 days**	**Wed 6/3/26**	**Tue 6/23/26**
47		Final Inspections	1 wk	Wed 6/3/26	Tue 6/9/26
48		Final Engineer Inspection / Punchwalk	1 day	Wed 6/10/26	Wed 6/10/26
49		Certificate of Occupancy & Close Permits	1 wk	Wed 6/10/26	Tue 6/16/26
50		Substantial Completion	1 day	Wed 6/17/26	Wed 6/17/26
51		Project Closeout Submittals	2 wks	Wed 6/10/26	Tue 6/23/26
52		**Final Completion**	**1 day?**	**Thu 6/11/26**	**Thu 6/11/26**
53		Complete punch list items from all inspections	2 wks	Thu 6/11/26	Wed 6/24/26
54		Issue final completion documents including warranties	2 days	Thu 6/25/26	Fri 6/26/26
55		Issue final request for payment	2 days	Thu 6/25/26	Fri 6/26/26



Project: Commercial Constructi
Date: Wed 3/18/26

Task	Inactive Task	Manual Summary Rollup	External Milestone
Split	Inactive Milestone	Manual Summary	Deadline
Milestone	Inactive Summary	Start-only	Progress
Summary	Manual Task	Finish-only	Manual Progress
Project Summary	Duration-only	External Tasks	

George F. Young, Inc.
Turning Vision Into Reality Since 1919

Hardee County
Pioneer Park Bathouse Phase 1
Engineer's Opinion of Probable Cost

525 E. Olympia Ave., Suite 5
Punta Gorda , Florida 33950
Phone: (941) 769 - 6714
www.georgefyoung.com

Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
GENERAL					
1	Clearing and Grubbing	AC	0.10	$72,700.00	$7,524
				Subtotal #1	***$7,524***
LIFT STATION SITE					
2	Chain Link Fence	LF	48	$150.00	$7,200
				Subtotal #2	***$7,200***
LIFT STATION AND UTILITIES					
3	F&I 36-inch diameter Fiberglass Wet Well	EA	1	$28,800.00	$28,800
4	F&I, Sulzer Model Piranha S W 60 HZ	EA	2	$4,800.00	$9,600
5	F&I, Control Panel	EA	1	$5,120.00	$5,120
6	Utility Pipe, F&I, PVC Gravity Sewer, 6"	LF	15	$200.00	$3,000
7	Utility Pipe, F&I, HDPE Force Main, 2"	LF	800	$80.00	$64,000
8	Sanitary Sewer Clean Out	EA	1	$180.00	$180
9	Utility Fittings for PVC Pipe, F&I,Tee (Branch) - 4" x 2"	EA	1	$1,000.00	$1,000
10	Utility Fixture,Gate Valve , F&I, 2"	EA	1	$1,500.00	$1,500
11	Utility Fixture, Check Valve, F&I, 2"	EA	2	$3,200.00	$6,400
12	Utility Fixture, Pressure Gauge, F&I	EA	2	$1,280.00	$2,560
13	Utility Fixture, 2" HDPE Water Service	LF	60	$80.00	$4,800
				Subtotal #3	***$126,960***
SITE WORK					
14	Concrete Sidewalk, 4" Thick	SY	83	$90	$7,500
15	Optional Base Group 06, Crushed Shell Base	SY	190	$50	$9,500
16	Superpave Asphaltic Concrete	TN	30	$160.00	$4,800
17	Concrete Wheel Stops	EA	4	$325.00	$1,300
18	Painted Pavement Markings, Standard, White Solid, 6"	LS	1	$2,000.00	$2,000
				Subtotal #4	***$25,100***
				SUM OF SUBTOTAL	***$166,784***
	Mobilization	%	10%	$166,784	$16,678
	Contingency	%	20%	$166,784	$33,357
				GRAND TOTAL	***$216,819***

AGENDA ITEM NO. 11.D

Item Cover Page

HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REPORT

DATE:	April 2, 2026
SUBMITTED BY:	Brandy Crawford, Grants Management Department
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**BUSINESS AGENDA - Action Items:**
SUBJECT:	**Bobby Keene, Capital Projects Manager -** Community Project Funding Grant Application

SUGGESTED ACTION:

- Motion to ratify the submission and acceptance of the fiscal year 27 Community Project Funding Grant Application for the Bostick Road Utility Improvements Project in the amount of $9,320,000; authorizing matching funds in an amount not to exceed $1,864,000; authorizing the County Manager or Chair to sign any necessary documents in furtherance thereof, and the expend funds as provided for in the grant application and agreement.

ATTACHMENTS:

Updated Agenda Memo.docx
Application Bostick Rd & Utility Improvements.pdf
Hardee County Letter - Road and Utility Improvements.pdf
Letter Of Support Bostick Rd .pdf
Support Letter Bostick March 2026.pdf
Project area Map Current and Future Developments.jpg
Project Area of Sewer Coverage for Future Phases.jpg
Lift Station Location and US Highway 17 Corridor.jpg

BOARD OF COUNTY COMMISSIONERS

NOEY FLORES
CHAIR, DISTRICT 2

TIM WELLS
VICE CHAIR, DISTRICT 1

DONALD CHANCEY
DISTRICT 3

RUSSELL MELENDY
DISTRICT 4

KENNY MILLER
DISTRICT 5

TERRY ATCHLEY
COUNTY MANAGER

SARAH JOHNSTON
COUNTY ATTORNEY

MAILING ADDRESS
412 West Orange Street
Suite 103
Wauchula, FL 33873

PHONE
863-773-9430

WEBSITE
hardeecountyfl.gov

To: Terry Atchley, County Manager

From: Bobby Keene, Capital Projects Manager

Subject: Ratification of FY27 Community Project Funding Application – Bostick Road & Utility Improvements Project

Date: April 02, 2026

Hardee County submitted an FY27 Community Project Funding request for the Bostick Road Utility Improvements Project, located along Bostick Road between U.S. Highway 17 and Hobb Road in Bowling Green. The project is part of the County's Wauchula Hills wastewater service area expansion and supports the long-term septic-to-sewer conversion strategy.

The application is through Congressman Scott Franklyn in federal funding request to complete the remaining engineering, design, and permitting of $320,000.00, and $9,000,000 for construction. The total application submitted is $9,320,000.00. This request has a 20% match.

PROJECT SCOPE & FUTURE CONSTRUCTION

The project includes construction of:

- Approximately two miles of Sanitary sewer gravity mains and manholes
- Miner Sewer Force main extension
- A regional triplex lift station
- Approximately 200 service connections

The additional 20 percent match in the amount of $1,864,000 will be requested from Florida Commerce during the next CDBG funding cycle to fully leverage project resources and ensure timely completion. Both funding components are essential and contingent on one another. If both funding awards are not granted, then the County will not enter into any funding agreement.

PUBLIC BENEFIT

The improvements will serve approximately 3,000 residents, eliminate or prevent up to 200 septic systems, improve groundwater and surface water quality within the Peace River Basin, and support public health and responsible growth in a Rural Area of Opportunity.

Requested Action: Ratify the application submission and authorize continued pursuit of funding for project completion.

FY27 Community Project Funding Request Form

keenebl@gmail.com Switch account

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The name, email, and photo associated with your Google account will be recorded when you upload files and submit this form

* Indicates required question

Organization Information

Organization Name: *

Hardee County BOCC

Address: *

412 W Orange Street Wauchula, FL 33873

Phone Number: *

(863) 773-6349

Website *(if available)*:

Your answer

Type of Organization: *

- (●) State, local, or tribal government
- ( ) Publicly owned entity (i.e. port, university, PUD, etc.)
- ( ) Other:

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* Indicates required question

Contact Information

Name of Point of Contact: *

Martha Felix

Phone Number of Point of Contact: *

(863) 773-6349

E-Mail Address of Point of Contact: *

martha.felix@hardeecountyfl.gov

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The name, email, and photo associated with your Google account will be recorded when you upload files and submit this form

* Indicates required question

Project Information

Name of the Project/Program to be Funded: *

Bostick Road Regional Lift Station - Phase 9 Ut

Federal Agency and Account Requested: *

- ○ Department of Agriculture – Community Facilities Grants
- ○ Department of Agriculture – ReConnect Program
- ○ Department of Agriculture – Distance Learning and Telemedicine Grants
- ◉ Department of Agriculture – Rural Water and Waste Disposal Grants
- ○ Department of Agriculture – Agricultural Research Service (ARS), Buildings and Facilities
- ○ Department of Agriculture – Natural Resources Conservation Service, Conservation Operations
- ○ Department of Justice – State and Local Law Enforcement Assistance - Byrne Justice Assistance Grant (JAG)
- ○ Department of Justice – Community Oriented Policing Services (COPS) - Technology and Equipment
- ○ Department of Commerce – NOAA, Coastal Zone Management
- ○ Department of Commerce – NIST - Scientific and Technical Research and Services (STRS)
- ○ National Aeronautics and Space Administration (NASA) – Safety, Security, and Mission Services
- ○ U.S. Army Corps of Engineers
- ○ Department of Interior – U.S. Bureau of Reclamation - Water and Related Resources
- ○ Department of Homeland Security – Emergency Operations Center Grant Program
- ○ Department of Homeland Security – Pre-Disaster Mitigation Projects
- ○ Environmental Protection Agency – STAG - Clean Water State Revolving Fund
- ○ Environmental Protection Agency – STAG - Drinking Water State Revolving Fund
- ○ Department of Transportation – Airport Improvement Program (AIP)
- ○ Department of Transportation – Highway Infrastructure Projects
- ○ Department of Transportation – Transit Infrastructure Projects

- ○ Department of Transportation – Consolidated Rail Infrastructure and Safety Improvements (CRISI)
- ○ Department of Transportation – Port Infrastructure Development Program
- ○ Department of Housing and Urban Development – CDBG Economic Development Initiatives (EDI)
- ○ Military Construction – Construction and Unspecified Minor Construction - Active Components
- ○ Military Construction – Construction and Unspecified Minor Construction - Reserve Components
- ○ Department of Health and Human Services - Human Resources and Services Administration - HRSA-Wide Activities and Program Support

Physical Location of the Project/Program (or Address of Project) (Street Number, Street Name, City, and Zip code): *

Bostick Road, Bowling Green, 33834

County the project is located in *(or primarily located in if multiple)*: *

- ○ Collier
- ○ DeSoto
- ◉ Hardee
- ○ Highlands
- ○ Okeechobee
- ○ Polk
- ○ Glades
- ○ Hendry
- ○ Not in District

If located outside of FL-18, please explain how your entity/organization serves the * residents of FL-18 *(If located in FL-18, please enter "N/A")*.

N/A

Organization's Taxpayer Identification Number (TIN) and Unique Entity ID (UEI): *

Unique Entity ID
Q11TSMH2P7X6

TAX ID NUMBER
59-6000632

Project Description *(250 words or less)*: *

Hardee County is seeking federal funding to support the engineering and design of the Bostick Utility Improvements Project, which will expand wastewater infrastructure along Bostick Road between U.S. Highway 17 and Hobb Road in Bowling Green, Florida. The project will provide approximately two miles of new sanitary sewer infrastructure, including a triplex regional lift station, gravity sewer collection system, and associated sanitary force mains that will ultimately convey wastewater to the Wauchula Hills Wastewater Treatment Facility.

The total estimated construction cost for the utility portion of the project is approximately $9 million, with $320,000 requested for engineering, design, and permitting needed to advance the project toward construction. A portion of the engineering work is already being funded locally through the Hardee County Industrial Development Authority (IDA) and the Economic Development Authority (EDA), demonstrating local commitment to the project.

The improvements will support Hardee County's long-term septic-to-sewer conversion strategy, reducing reliance on individual septic systems and preventing installation of future septic systems within the service area. The Wauchula Hills service area currently serves approximately 3,000 residents, and this project will help eliminate or prevent up to 200 septic systems, significantly reducing the potential for nutrient loading to groundwater and nearby surface waters.

Hardee County is a designated Rural Area of Opportunity and a fiscally constrained county, limiting the County's ability to fund major infrastructure projects without state or federal assistance. By expanding centralized wastewater service, the project will improve public health, support future growth, and protect water quality within the Peace River Basin, which ultimately drains into Charlotte Harbor.

Amount of Funding Requested: *

$9,320,000.00

Detailed breakdown of how the requested funds would be spent *(The Committee requires that Members include a detailed budget breakout in their formal submission to the Committee specifically describing how the requested funding would be used. For example, amounts for salaries for providers or instructors, educational materials, exhibits, supplies, evaluation activities, equipment, construction materials, travel costs, etc.)*: *

The requested federal funding will support engineering, design, permitting, and project development activities required to advance the Bostick Utility Improvements Project toward construction. The requested amount is $320,000, which represents the remaining engineering funding needed to complete the design. A portion of engineering is already being funded locally through the Hardee County Industrial Development Authority (IDA) and the Economic Development Authority (EDA).

Engineering and Design Phase – Federal Request ($320,000)

• Engineering Design Services – $165,000
Preliminary and final engineering design for approximately two miles of gravity sewer, sanitary force mains, and a regional triplex lift station, including preparation of construction plans and technical specifications.

• Surveying and Mapping – $35,000
Topographic surveys, utility locates, and preparation of base mapping required for engineering design.

• Environmental Review and Permitting – $40,000
Environmental documentation and coordination with regulatory agencies for permits associated with wastewater infrastructure construction.

• Geotechnical Investigation – $25,000
Subsurface soil testing and geotechnical analysis to support lift station and pipeline design.

• Engineering Project Management and Coordination – $30,000
Engineering coordination with Hardee County staff, regulatory agencies, and stakeholders, including design review and documentation.

• Construction Cost Estimating and Bid Package Preparation – $25,000
Preparation of engineer's opinion of probable construction costs and final bid documents to allow the project to proceed to procurement.

Total Federal Engineering Request: $320,000

Future Construction Phase (Estimated Total Project Cost – $9,000,000)

Upon completion of engineering and permitting, the County anticipates pursuing funding for construction of the wastewater infrastructure improvements, including:

• Gravity sewer installation (approximately 2 miles) – $3,600,000
• Sanitary force mains – $1,400,000
• Regional triplex lift station construction – $2,200,000
• Manholes, connections, and system components – $1,000,000
• Site work, restoration, and contingency – $800,000

Estimated Construction Total: $9,000,000

Total Project Cost *(how much will the full project cost when completed? This can be estimated if needed - if you have cost estimates, please include in attachments)* *

$9,320,000.00

Detailed breakdown of the total cost of the project or program that includes all prior funding sources (both public and private) and any amounts that remain unfunded: *

Detailed Breakdown of Total Project Cost and Funding Sources

The Bostick Utility Improvements Project is part of Hardee County's Wauchula Hills wastewater service area expansion and septic-to-sewer conversion strategy. The project includes the design and future construction of gravity sewer mains, sanitary force mains, and a regional lift station that will ultimately convey wastewater to the Wauchula Hills Wastewater Treatment Facility.

Engineering and Design Phase

Engineering services for the initial project phase are currently underway through a contract with Craig A. Smith & Associates for the Wauchula Hills Phase 9.0 Sanitary Sewer Improvements.

• Total Engineering Contract: $311,750
• Local Funding Sources:

Hardee County Industrial Development Authority (IDA)

Hardee County Economic Development Authority (EDA)

Local economic development partners are providing funding support for a portion of the engineering services to advance the project.

• Federal Funding Requested: $320,000
Requested federal funding will support the completion of engineering, design, permitting, and final construction bid documents necessary to advance the project to construction.

Construction Phase (Future Funding)

Following completion of engineering and permitting, the County anticipates pursuing construction funding for the full Bostick Utility Improvements Project.

• Estimated Construction Cost: $9,000,000

Full Project Summary and Justification for the Use of Taxpayer Funds. *

Please include data and/or evidence that demonstrates the public benefit *(option to upload documents below).*

Full Project Summary and Justification for the Use of Taxpayer Funds

The Bostick Utility Improvements Project will expand wastewater infrastructure within the Wauchula Hills service area of Hardee County, Florida by constructing a regional lift station, gravity sewer mains, and sanitary force mains along approximately two miles of Bostick Road between U.S. Highway 17 and Hobb Road in Bowling Green. These improvements will ultimately convey wastewater to the Wauchula Hills Wastewater Treatment Facility and support Hardee County's long-term septic-to-sewer conversion strategy.

The Wauchula Hills service area currently serves approximately 3,000 residents, many of whom rely on individual septic systems. The proposed project will help eliminate or prevent up to 200 septic systems by expanding centralized wastewater infrastructure in the area. Replacing septic systems with centralized sewer service significantly reduces the risk of groundwater contamination and nutrient loading to nearby surface waters.

Hardee County is located within a designated Rural Area of Opportunity and is also recognized as a fiscally constrained county, which limits the County's ability to fund major infrastructure improvements without outside assistance. Federal funding will allow the County to complete engineering, design, and permitting activities necessary to advance this critical infrastructure project toward construction.

The project will also support regional environmental protection efforts by improving water quality within the Peace River Basin, which ultimately drains into Charlotte Harbor, one of Florida's most important estuarine ecosystems. By transitioning wastewater flows from septic systems to centralized treatment, the project will reduce nutrient loading, improve groundwater quality, and help protect downstream waters that support fisheries, recreation, and tourism.

Federal investment in this project will improve public health, support responsible growth, protect regional water resources, and help ensure that a rural community with limited financial capacity can develop the infrastructure necessary to serve its residents.

If your project is submitted to an account that requires a match, please include how you plan to satisfy that match *(Please include as much detail as possible)*. *

Matching Funds Plan

If a federal match is required for the Bostick Utility Improvements Project, Hardee County plans to satisfy the match through a combination of local, regional, and state funding sources dedicated to utility infrastructure improvements.

A portion of the project's engineering phase is already being funded locally through the Hardee County Industrial Development Authority (IDA) and the Hardee County Economic Development Authority (EDA). These organizations are supporting project development due to the importance of expanding wastewater infrastructure to support economic development and future growth within the Wauchula Hills service area.

Hardee County is also exploring an opportunity to partner with FloridaCommerce to secure additional funding that could be used to satisfy any required matching funds. As Hardee County is located within a designated Rural Area of Opportunity, the County is eligible for various infrastructure and economic development programs administered through FloridaCommerce that support rural communities and critical infrastructure investments.

In addition, Hardee County Utilities maintains capital improvement funding that may be used toward wastewater infrastructure planning and design. The County will evaluate available utility capital improvement funds, general infrastructure funds, and economic development funding sources to provide any required matching contribution.

For future construction phases, the County anticipates pursuing a combination of state and federal infrastructure funding opportunities, including programs related to wastewater infrastructure, water quality improvements, and septic-to-sewer conversions. Potential funding sources include the Florida Department of Environmental Protection State Revolving Fund (SRF) and other state water quality and infrastructure programs.

Hardee County is also recognized as a fiscally constrained county, which limits the County's ability to fully fund major infrastructure projects without outside assistance. However, the County remains committed to leveraging local, state, and federal resources to successfully implement this project.

Total amount of federal funds previously awarded to this project or program (if not applicable, please type "N/A") *

N/A

Anticipated start date for the project or program: *

Date

04/01/2026

Anticipated completion date for the project or program: *

Date

01/13/2028

Once completed, will the project or program require continued funding to maintain operation? If so, where will that funding come from? *

Operations and Maintenance Funding

Once completed, the Bostick Utility Improvements Project will be owned, operated, and maintained by Hardee County Utilities as part of the County's existing wastewater collection and treatment system. The project will not require continued federal funding for ongoing operations.

Operational and maintenance costs for the wastewater infrastructure, including the regional lift station, gravity sewer mains, and associated system components, will be funded through existing Hardee County Utilities operating revenues, including wastewater service fees and utility system revenues collected from customers within the Wauchula Hills service area.

As additional properties connect to the centralized wastewater system, new customer service connections will generate additional utility revenue that will help support long-term system operation and maintenance. The expansion of the wastewater collection system will therefore strengthen the financial sustainability of the County's utility system while reducing reliance on individual septic systems.

Hardee County Utilities currently operates and maintains multiple wastewater facilities and collection systems throughout the County and has the technical capacity, staffing, and financial structure necessary to incorporate the proposed infrastructure improvements into its existing operations.

Upload Supporting Documents for Questions Above. *If you would like to upload documents to explain the questions feel free to do so here. *PLEASE INCLUDE THE NAME OF PROPOSED PROJECT/PROGRAM IN FILE NAME BEFORE UPLOADING.**

Upload 1 supported file. Max 100 MB.

Lift Station Locat... ×

List any public or private entities that have been identified as project sponsors in prior funding requests and/or that will help determine how the requested funds will be spent: *

None

Are there any known or anticipated community concerns associated with this project or program (e.g. conflict with land use, neighborhood concerns, etc.) that could prevent it from moving forward?

Your answer

Please list additional stakeholders in the community who support the proposed project/program: *

Bostick Investments, LL
Industrial Development Authority
Economic Development Authority
Barkdoll Estates

Community Support Upload. Please submit evidence of community support here in PDF format. ***OUR APPLICATION REQUIRES AT LEAST 3 SUPPORT DOCUMENTS.*** *(letters of support from elected leader, community leaders and stakeholders, the community at-large, constituents who benefit, press articles either highlighting the need for the specific project or generally in support of your organization, resolutions passed by local/county/state governments, projects listed on community development plans, state intended use plans, and other publicly available planning documents, support from local newspaper editorial boards, etc.) *PLEASE INCLUDE THE NAME OF PROPOSED PROJECT/PROGRAM IN FILE NAME BEFORE UPLOADING.**

*

Upload 1 supported file. Max 100 MB.

Add file

Have you submitted this project to Rep. Franklin's office before? *

- ○ Yes
- ◉ No

For a military construction project to be considered it must meet all the following requirements:

- A current DD1391 form provided by the military department or defense agency.
- Is on one of the following lists provided by the Secretary of War or his designee:
    o Future Year Defense Program (FYDP);

    o A Secretary-approved Unfunded Requirements or Unfunded Priorities List (UFR/UPL); or

    o A Secretary-approved cost-to-complete list.

    o Is executable or "shovel ready" in FY2027.

Upload documents here.

Upload 1 supported file. Max 100 MB.

Add file

For Department of Transportation projects: Can you confirm whether your project is listed in the latest Statewide Transportation Improvement Program (STIP). If so, what is its funding status and timeline. If not a DOT project, answer N/A

Your answer

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* Indicates required question

House/Senate Member Disclosure

Please list any other House Members you are submitting this request to *(if only Rep. Franklin, answer N/A)*: *

N/A

Please list any Senators you are submitting this request to *(if non-applicable, answer N/A)*: *

N/A

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Public Health and Environmental Benefits – Bostick Utility Improvements Project

Project Benefits Summary

The Bostick Utility Improvements Project will expand centralized wastewater infrastructure within the Wauchula Hills service area of Hardee County, Florida. The project will construct gravity sewer mains, sanitary force mains, and a regional lift station that will convey wastewater to the Wauchula Hills Wastewater Treatment Facility.

Key public benefits include:

- Serves approximately 3,000 residents within the Wauchula Hills service area
- Eliminates or prevents up to 200 septic systems through expansion of centralized sewer service
- Supports Hardee County's long-term septic-to-sewer conversion strategy
- Protects groundwater quality by reducing septic system discharge
- Improves water quality within the Peace River Basin
- Helps protect downstream waters that drain to Charlotte Harbor, a nationally recognized estuary

Hardee County is located within a designated Rural Area of Opportunity and is also recognized as a fiscally constrained county, making federal investment critical for advancing infrastructure projects that protect public health and environmental resources.

Bostick Investments, LLC

March 3, 2026

To Whom It May Concern:

On behalf of Bostick Investments, LLC, I am writing to express strong support for Hardee County's application to Congressmen Scott Franklin for funding to implement the Bostick Roadway and Utilities improvements Project. Our organization serves to bring about the development of various residential communities in this area, and we recognize that resilient transportation and utility infrastructure is essential for retaining jobs, supporting business continuity, enabling future economic growth, and protecting the environment in Hardee County.

Disaster-related flooding and access disruptions along the Bostick Road corridor have created operational challenges for residents, employers, agricultural producers, and service providers. These disruptions have limited workforce mobility, slowed commercial activity, and constrained the ability of growing neighborhoods and businesses to function during and after severe weather events. The improvements proposed for Bostick Roadway and Utilities Infrastructure Project, including roadway widening, modern stormwater conveyance, sidewalk construction, and protection of parallel water and wastewater utilities, will directly address these economic and environmental vulnerabilities. These upgrades will restore reliable access for households and employers while creating the conditions needed for long-term private investment, while ensuring environmental protections are in place for future growth.

The Bostick Roadway and Utilities Project is a critical economic development catalyst for northern Hardee County. The corridor serves established communities and planned residential growth areas, connects to the US 17 economic spine, and supports key sectors that drive the regional economy, including agriculture, logistics, construction, retail, and tourism. Our organization anticipates direct benefits to our workforce recruitment efforts, our customer base and our suppliers. Reliable transportation access and modern infrastructure will help reduce delays, protect essential services, and create a more stable environment.

We value our partnership with Hardee County and view this project as an important public investment that will strengthen environmental protection and economic resilience of the region. We strongly encourage Congressman Scott Franklin to support this application and the substantial community and environmental benefits it will provide.

Thank you for your consideration.

Sincerely,



William H. Harvey

Managing Member

Bostick Investments, LLC

772-285-7797

billharvey@live.com

RHINO
CONSTRUCTION

March 16, 2026

To Whom It May Concern:
On behalf of Rhino Construction, I am writing to express strong support for Hardee County's application to Congressmen Scott Franklin for funding to implement the Bostick Roadway and Utilities improvements Project. Our organization serves to bring about the development of various residential communities in this area, and we recognize that resilient transportation and utility infrastructure is essential for retaining jobs, supporting business continuity, enabling future economic growth, and protecting the environment in Hardee County.

Disaster-related flooding and access disruptions along the Bostick Road corridor have created operational challenges for residents, employers, agricultural producers, and service providers. These disruptions have limited workforce mobility, slowed commercial activity, and constrained the ability of growing neighborhoods and businesses to function during and after severe weather events. The improvements proposed for Bostick Roadway and Utilities Infrastructure Project, including roadway widening, modern stormwater conveyance, sidewalk construction, and protection of parallel water and wastewater utilities, will directly address these economic and environmental vulnerabilities. These upgrades will restore reliable access for households and employers while creating the conditions needed for long-term private investment, while ensuring environmental protections are in place for future growth.

The Bostick Roadway and Utilities Project is a critical economic development catalyst for northern Hardee County. The corridor serves established communities and planned residential growth areas, connects to the US 17 economic spine, and supports key sectors that drive the regional economy, including agriculture, logistics, construction, retail, and tourism. Our organization anticipates direct benefits to our workforce recruitment efforts, our customer base and our suppliers. Reliable transportation access and modern infrastructure will help reduce delays, protect essential services, and create a more stable environment.

We value our partnership with Hardee County and view this project as an important public investment that will strengthen environmental protection and economic resilience of the region. We strongly encourage Congressman Scott Franklin to support this application and the substantial community and environmental benefits it will provide.

Thank you for your consideration.

Sincerely,

Sergio Jimenez Jr.
3321 Main St.
Zolfo Springs, FL. 33890
(863) 401-4455
sergio@homesbyrhino.com

HARDEE COUNTY
ECONOMIC DEVELOPMENT COUNCIL

The Development Group
Economic Development Office
107 E. Main St, Wauchula, FL 33873

TDG
THE DEVELOPMENT GROUP

HARDEE COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY

March 16, 2026

To Whom It May Concern:

On behalf of The Development Group/Hardee County Industrial Development Authority, I am writing to express strong support for Hardee County's application to Congressman Scott Franklin for funding to implement the Bostick Roadway and Utilities improvements Project. Our organization serves to bring about the development of various residential communities in this area, and we recognize that resilient transportation and utility infrastructure is essential for retaining jobs, supporting business continuity, enabling future economic growth, and protecting the environment in Hardee County.

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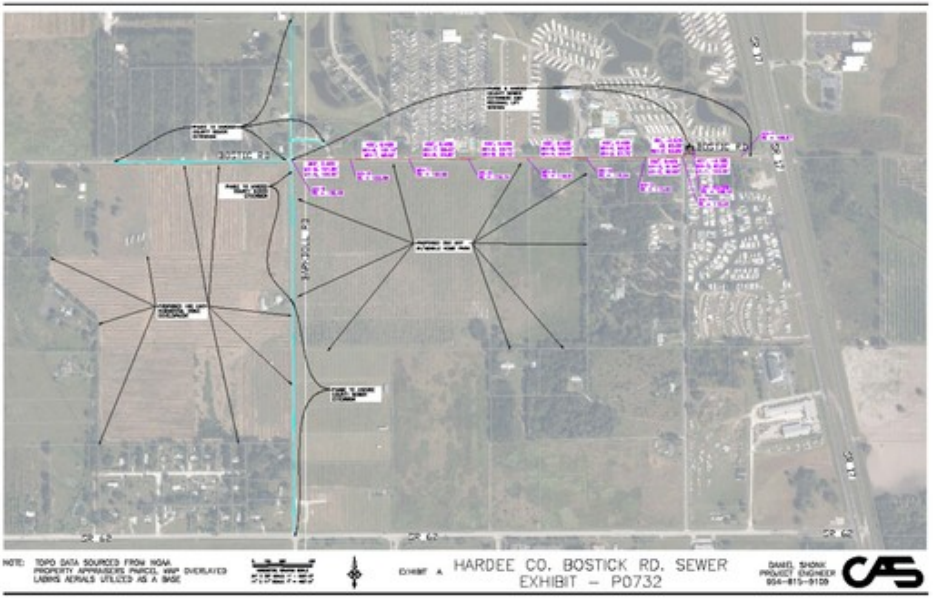
Thank you for your consideration.

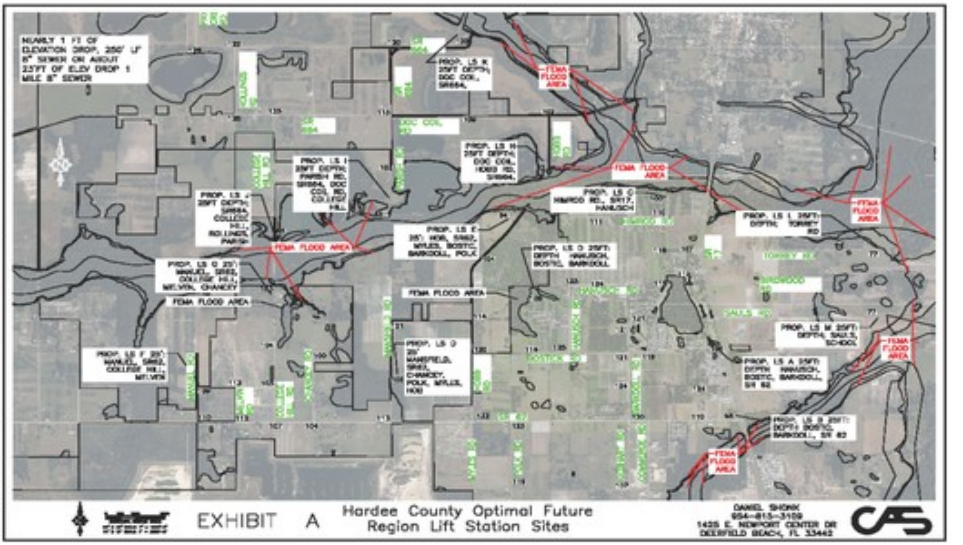
Sincerely,

Krystin Chapman
Chief Operating Officer
The Development Group, Inc.
On behalf of the Hardee County Industrial Development Authority

Phone: 863-773-3030
Email: kchapman@thedevelopmentgroup.net


Bostick Rd
Bostick Rd
Bostick Rd


NOTE: TOPO DATA SOURCED FROM NOAA
PROPERTY APPRAISERS PARCEL MAP OVERLAYED
LABINS AERIALS UTILIZED AS A BASE
EXHIBIT A
HARDEE CO. BOSTICK RD. SEWER
EXHIBIT – P0732
DANIEL SHONK
PROJECT ENGINEER
954-815-9159


NEARLY 1 FT OF ELEVATION DROP, 250' LF 8" SEWER OR ABOUT 237FT OF ELEV DROP 1 MILE 8" SEWER
FEMA FLOOD AREA
EXHIBIT A
Hardee County Optimal Future Region Lift Station Sites
DANIEL SHONK
954-815-3159
1425 E. NEWPORT CENTER DR
DEERFIELD BEACH, FL 33442