Hardee County
FLORIDA

AGENDA

Planning and Zoning Board

PUBLIC HEARING/REGULAR MEETING

September 4, 2025, at 6:00 PM

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

BOARD MEMBERS

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

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1. **CALL TO ORDER**

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

3. **APPROVAL OF THE AGENDA**

4. **NOTICE OF PUBLICATION**

5. **MINUTES FOR APPROVAL**

   A. Public Hearing Minutes for August 7, 2025.

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

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

8. **APPOINTMENTS**

   A. **Agenda Item No. 25-67, as Ordinance 2025-07,** Justin & Amber Hines, as property owner(s), are requesting to rezone the 6.0 +/- acre subject parcel from R-3 (Multifamily Residential) to F-R (Farm Residential) in the Town Center FLU category, located on the East side of Altman Rd, Hardee County.

   RECOMMENDED ACTION: Staff recommends the P/Z Board recommend APPROVAL to the Board of County Commissioners.

9. **ADJOURNMENT**

AGENDA ITEM NO. 5.A

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE: September 4, 2025

SUBMITTED BY: Jorden Eisenstein, Community Development Department

ITEM TYPE: Minutes for Approval

AGENDA SECTION: **MINUTES FOR APPROVAL**

SUBJECT: Public Hearing Minutes for August 7, 2025.

SUGGESTED ACTION:

ATTACHMENTS:
08.07.25 PZ Meeting Munites.docx



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MINUTES

Hardee County Planning and Zoning Board

PUBLIC HEARING

August 7, 2025, at 6:00 PM

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

1. CALL TO ORDER

Attendee Name	Title	Status
Cody Gullatt	Chairman	**Absent**
Roger Conley	Vice-Chairman	**Present**
Daniel Cisneros	Board Member	**Absent**
Kenny Futch	Board Member	**Present**
Glenn Bergens	Board Member	**Absent**
Lesley Bateman	Board Member	**Present**
Michael Burch	Board Member	**Present**
Jorden Eisenstein	Planning Technician	**Present**
Abigail Juarez	Administrator Coordinator	**Present**

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

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE AGENDA

Vice-Chairman Conley called for a motion to approve the Agenda.

Motion by Board Member Bateman and second by Board Member Burch

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

4. NOTICE OF PUBLICATION

Planning Technician Eisenstein announced:

- The meeting was advertised in *The Herald Advocate* on July 24, 2025.

5. MINUTES FOR APPROVAL

A. Planning and Zoning Board Meeting Minutes of 07/31/2025.

Vice-Chairman Conley called for a motion to approve the Planning and Zoning Meeting Minutes of 07/31/2025.

Motion by Board Member Bateman and second by Board Member Futch.

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

6. APPOINTMENTS

A. **Planning and Zoning Application No. 25-35,** Mosaic Fertilizer, LLC, Property Owner(s), has requested approval for the Florida Fishing Trails, Phase II, A Site Development Plan to develop six (6) reclaimed lakes into recreational fishing sites, open for public access with a check-in station on A-1 zoned parcels in Agriculture Future Land Use Category.

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

Bart Arrington, John D' Aiello and Ahmadreza Sedaghat, as representatives to the applicant, presented their presentation and entered it into the record.

Vice- Chairman Conley called for Board Members comments:

The Board had some questions.

Bart Arrington, John D' Aiello and Ahmadreza Sedaghat, as a authorized representatives to the applicant, answered questions:

Board Member Futch:

- What is the status of phase one?
    - Phase one just got done with the permitting for the check in station the rest of phase one is complete.

Board Member Burch:

- Where is the check in center going to be located?
    - The check-in center for phase one will be located off of Parrish Road.

Vice-Chairman Conley called for Public Comments:

- *Let the record show none.*

Vice-Chairman Conley called for a Motion regarding Agenda 25-35.

Motion to APPROVE by Board Member Bateman and second by Board Member Futch on Agenda No. 25-35.

Motion carried unanimously.
Ayes –Conley, Bateman, Burch, and Futch

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

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

Vice- Chairman Conley called for Board Members comments:

Jorden Eisenstein answered questions.

Dana Ridell, as authorized representative to the property owners, being sworn, answered questions.

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Board Member Futch:

- Is this where the radio station is?
    - Yes, that is correct, it is also a tower site.

Board Member Bateman:

- How many acres is it? How much of the property fronts on Hwy 17?
    - We did not measure the width of the lot, but it will exceed the C-1 requirements.
- Is there anything showing once we go to commercial the landscaping and everything will be better than it is now?
    - Since there is no new development, its just changing the use of the building and we would address landscaping plans if any new development is proposed later on.
    - Dana Riddell, entered her presentation into the record.

Vice-Chair Conley:

- Do we have a list uses allowed in C-1? They are only considering rezoning this one parcel?
    - That is correct. As far as the use, once zoned to C-1 there would no longer be allowed any ag uses but as Ms. Dana explained it could be a professional office, a convenient store. Once a new use is proposed we would address compatibility at that time.
- Are the adjacent properties zoned A-1?
    - F-R and A-1 more to the west. The property zoned F-R is currently used as a gold course for the The Bluffs community and a small amount of

Board Member Futch:

- Theres a commercial business out there as of right now, correct?
    - Correct, the building was built before the current code standards, being they wouldn't have had to seek approval when the building was built and as long as the use continued it would be considered "grandfathered in".

Vice- Chairman Conley called for Public Comments:

- *Let the record show none.*

Vice-Chairman Conley called for a Motion regarding Agenda 25-59.

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Motion to APPROVE by Board Member Futch and second by Board Member Burch on Agenda No. 25-59.

Motion carried unanimously.
Ayes –Conley, Bateman, Burch, and Futch

C. **Agenda Item No. 25-60 as Ordinance 2025-04,** Solmart Southwest Florida, LLC, as Property Owner(s), has requested approval to amend the Future Land Use Map of the Hardee County Comprehensive Plan from Agriculture to Rural Center of 3.42 +/- acres located in the A-1 zoning district.

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

Vice- Chairman Conley called for Board Members comments:

The Board has some questions.

Jorden Eisenstein, being sworn, answered questions.

Vice-Chairman Conley:

- Same property different aspect?
    - If the comprehensive plan amendment does not get approved the rezoning will not be approved, therefore they are concurrent with each other.

Vice- Chairman Conley called for Public Comments:

- *Let the record show none.*

Vice-Chairman Conley called for a Motion regarding Agenda 25-60.

Motion to APPROVE by Board Member Burch and second by Chairman Bateman on Agenda No. 25-60.

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

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

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

Vice- Chairman Conley called for Board Members comments:

The Board had some questions.

Jorden Eisenstein and authorized representative Thompson, being sworn, both answered questions.

Board Member Futch:

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- Are we manufacturing or just storing?
    - They are bringing in household size septic tank systems for storage.

Vice- Chairman Conley called for Public Comments:

- *Let the record show none.*

Vice-Chairman Conley called for a Motion regarding Agenda 25-66.

Motion to APPROVE by Board Member Bateman and second by Board Member Futch on Agenda No. 25-63.

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

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

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

Vice- Chairman Conley called for Board Members comments:

The Board had some questions.

Jorden Eisenstein, Jeff Schmucker, Sarah Evers and Douglas Baber, being sworn, answered questions.

Vice-Chairman Conley:

- What are we doing about the setback from the building if it goes taller?
    - Buildings between 40ft to 50ft are suggested to have a 20ft rear setback.

Board Member Bateman:

- Is the request for the height of 50ft enough for our county?
    - Yes, 50ft will be sufficient.

Chairman Conley called for a Motion regarding Agenda 25-64.

Motion to APPROVE by Board Member Burch and second by Board Member Bateman on Agenda No. 25-64.

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

F. **Agenda Item No. 25-66,** Michael and Vikki Meehan, as Property Owner(s), have requested a Variance to reduce the minimum required setbacks from: Front 30’ to 14.6’ to accommodate the replacement of an

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attached front porch on a 0.87 +/- acre parcel zoned F-R (Farm Residential) in the Residential Mixed Use Future Land Use Category.

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

Vice- Chairman Conley called for Board Members comments:
Board Member Bateman:

- So, does someone live there now?
    - This is the property owners second home.

Board Member Burch:

- So, they couldn't even get a permit to replace the porch? This is the only option?
    - If they would have come into our office we would have suggested, to do a side porch but since the porch was already being built, this was the only option outside of removal.

Vice-Chairman Conley called for a Motion regarding Agenda 25-66.

Motion to APPROVE by Board Member Futch and second by Board Member Bateman on Agenda No. 25-66.

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

10. ADJOURNMENT

With no further business, the meeting adjourned at 7:15 p.m.

X

Gullat Cody, Chairman
Planning and Zoning Board

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AGENDA ITEM NO. 8.A

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE:	September 4, 2025
SUBMITTED BY:	Jorden Eisenstein, Community Development Department
ITEM TYPE:	Appointment
AGENDA SECTION:	**APPOINTMENTS**
SUBJECT:	**Agenda Item No. 25-67, as Ordinance 2025-07,** Justin & Amber Hines, as property owner(s), are requesting to rezone the 6.0 +/- acre subject parcel from R-3 (Multifamily Residential) to F-R (Farm Residential) in the Town Center FLU category, located on the East side of Altman Rd, Hardee County.
SUGGESTED ACTION:	**RECOMMENDED ACTION:** Staff recommends the P/Z Board recommend APPROVAL to the Board of County Commissioners.

ATTACHMENTS:
Staff Report.docx
Completed App.pdf

STAFF REPORT

Rezoning

Hardee County Community Development Department

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

Application No:	**25-67**
Ordinance No:	**2025-07**
Request:	Applicant initiated request to rezone a 6.0 +/- acre parcel from Multifamily Residential (R-3) to Farm- Residential (R-3)
Property Owner/Applicant:	Justin & Amber Hines 1954 Heard Bridge Rd Wauchula, FL 33873
Location:	Altman Rd East side of the Altman Rd, South of Sumner Rd.
Parcel Identification:	17 34 25 0000 05120 0000
Site Size:	**6.0** +/-acres
Existing Zoning/Land Use:	**R-3** zoning/**Town Center (TCN)**
Surrounding Zoning/Land Use:	North: R-3/TCN South: A-1/TCN and AGR East: A-1/TCN West: A-1/TCN
Staff Recommendation:	Staff recommends **APPROVAL** to the Planning/Zoning Board of Ordinance No. 2025-07, a request to rezone the 6.0 +/- acre subject parcel from Multifamily Residential (R-3) to Farm Residential (F-R).

History and Summary of Request:

In May of 2025 the previous property owners received authorization to split off 6.0+/- acres from the adjacent parent parcel to sell to Mr. and Mrs. Hines. The current property owner(s) planned to utilize the property for agricultural purposes, the same as the surrounding area. After they came into the planning/zoning office for permits for a barn however, staff informed them that the property was not zoned for agricultural use and Per ULDC Section 2.16.00(A) would not be permitted to install a barn prior to the construction of a principle residential structure. The Planning and Zoning Director, Todd Miller, granted the

property owners' temporary administrative authorization to construct a barn on the property contingent on receiving rezoning approval soon thereafter. Therefore, the property owners are requesting the rezoning of the 6.0 +/- acre subject parcel from Multifamily Residential to Farm Residential in order to utilize the property for agricultural purposes with accessory structures before building a home.

Findings of Fact:

- *The subject property is located in the Town Center future land use category and the R-3 (Multifamily Residential) zoning district;*
- *The submitted application is for Parcel ID No. 17 34 25 0000 05120 0000;*
- *The subject property is located on the Eastside of Altman Rd, South of Thompson Dr and Stenstrom Rd;*
- *There are not daily traffic counts for Altman Rd, but access to Altman Rd is provided via S Florida Ave and SR 64 W (W Main St), the Annual Average Daily Traffic (AADT) for S. Florida Ave. is 3,800(2024) and the Annual Average Daily Traffic (AADT) for SR 64 (W Main St.) is 2,200 (2024); S. Florida Ave is classified as a major collector road maintained by Hardee County and SR 64 (W Main St) is classified as a principal arterial road; Altman Rd is classified as a local road maintain by Hardee County.*
- *The subject property would be serviced by private well and septic for potable water and sewer.*
- *Best available information identifies no wetlands or flood hazard zone present on the subject parcel.*

STANDARDS OF REVIEW

(A) Consistency with the Comprehensive Plan:
The proposed rezoning is consistent with Policy L1.3 (Town Center) which permits existing agricultural land uses and residential development "not to exceed an overall density of 12 dwelling units per gross acre for any single parcel."

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

Traffic: Access to the property will be provided via Altman Road.

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

Wastewater: Wastewater will be provided by private septic system.

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

Stormwater Management: n/a.

Park and Recreation Facilities: n/a.

(C) Impact Analysis:
The proposed rezoning has been analyzed to identify future adverse impacts to adjacent land uses, the character of the neighborhood, parking, or other matters affecting land use compatibilities and the general welfare of the County, such as the following *(see items D through G).*

(D) Zoning and uses of nearby property:
Surrounding zoning includes F-R (Farm Residential), A-1 (Agriculture) and R-3 (Multifamily Residential). Existing adjacent uses include citrus groves, single family residences and vacant land.

(E) Substantial changes in land use circumstances:
The proposed rezoning is being requested in order to allow the development of the property for agricultural uses as well as single family residential use. This is consistent with adjoining development, which is predominantly single-family residences and agricultural uses.

(F) Time Vacant:
The subject property has remained vacant since 1988 or larger.

(G) Compatibility standards:

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

(01) Yards:
The yard area requirements will be similar if not the same as those of the surrounding properties that are zoned A-1, R-3 and F-R.

(02) Setbacks (Minimum):
F-R Zoning: Front – 30 feet (no change); Rear - 25 ft; Sides - 10 ft. (vs. 20' in the Rear and 07' on the Sides in the R-3 district)

(03) Height:
The maximum height allowed would not change (35')

(04) Lot Coverage:
35% in the F-R zoning district (vs. 40% in the R-3 district)

(05) Impervious Surface Coverage:
Same as above

(06) Parking:
The parking requirements would not change. (2.0 parking spaces per dwelling unit)

(07) Hours of Operation:
No hours of operation are being proposed.

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

All adjacent properties to the south, east and west are currently zoned A-1 and F-R and utilized for agriculture or residential uses. The property to the north is currently zoned R-3 and is being utilized as vacant cropland. The proposed agricultural and residential uses will be consistent and compatible with the existing uses surrounding the property.

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

The existing land use pattern in the area has long been large lot, agricultural and residential development. The agricultural and residential use is consistent with the established land use pattern.

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

Access to the property would be provided via Altman Rd, which has sufficient capacity and ability to handle the additional residential trips.

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

Impacts to the existing drainage pattern are anticipated to be minimal.

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

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

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

The addition of agricultural accessory structures and a single-family residence in the future would not negatively impact property values.

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

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

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

The proposed rezoning would be consistent with the existing pattern of 1.0 or larger sized lots utilized for agricultural and residential uses.

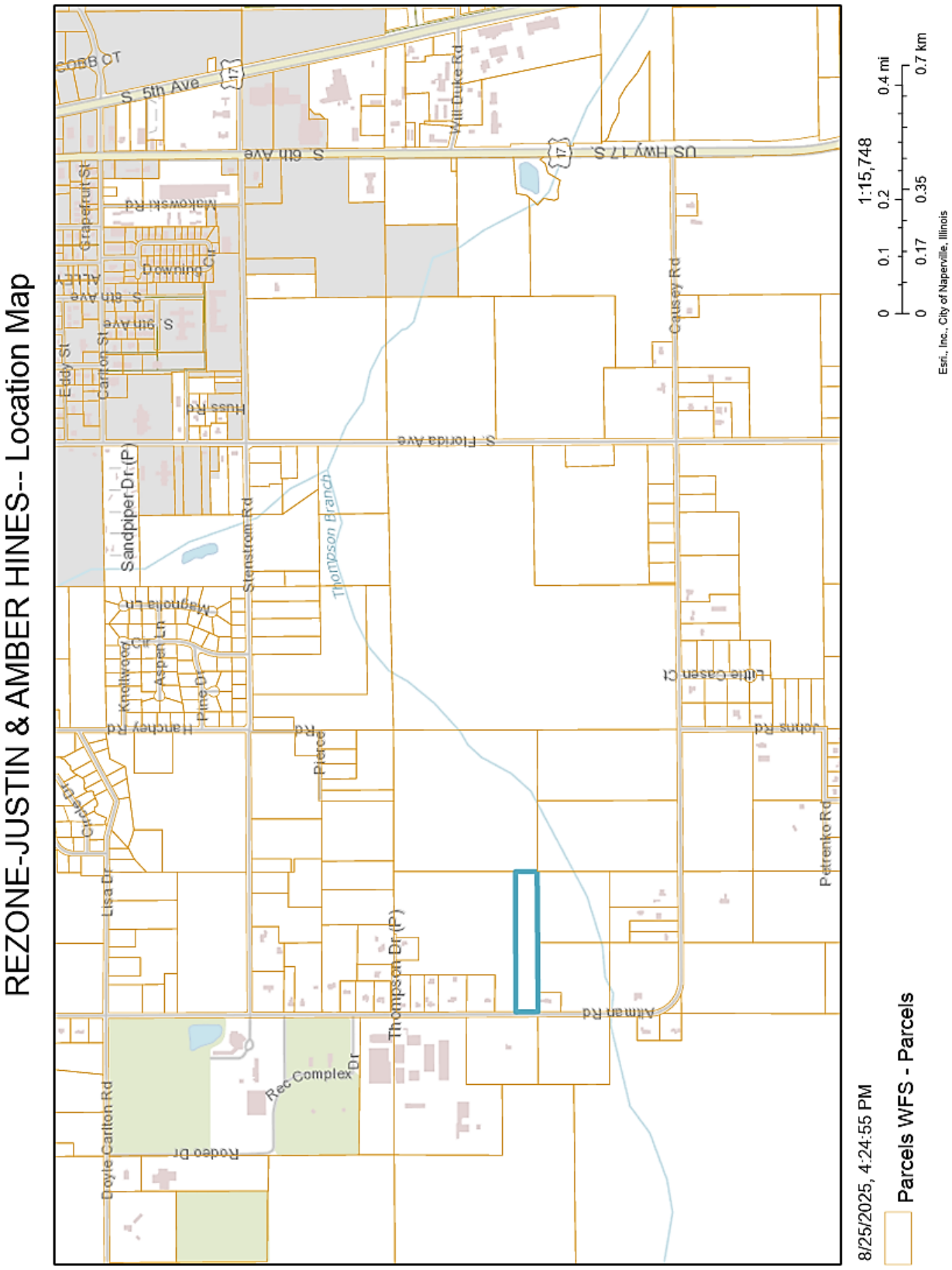
j. *Whether the detrimental effects of any identified incompatibilities can be mitigated or eliminated by adequate buffering.*

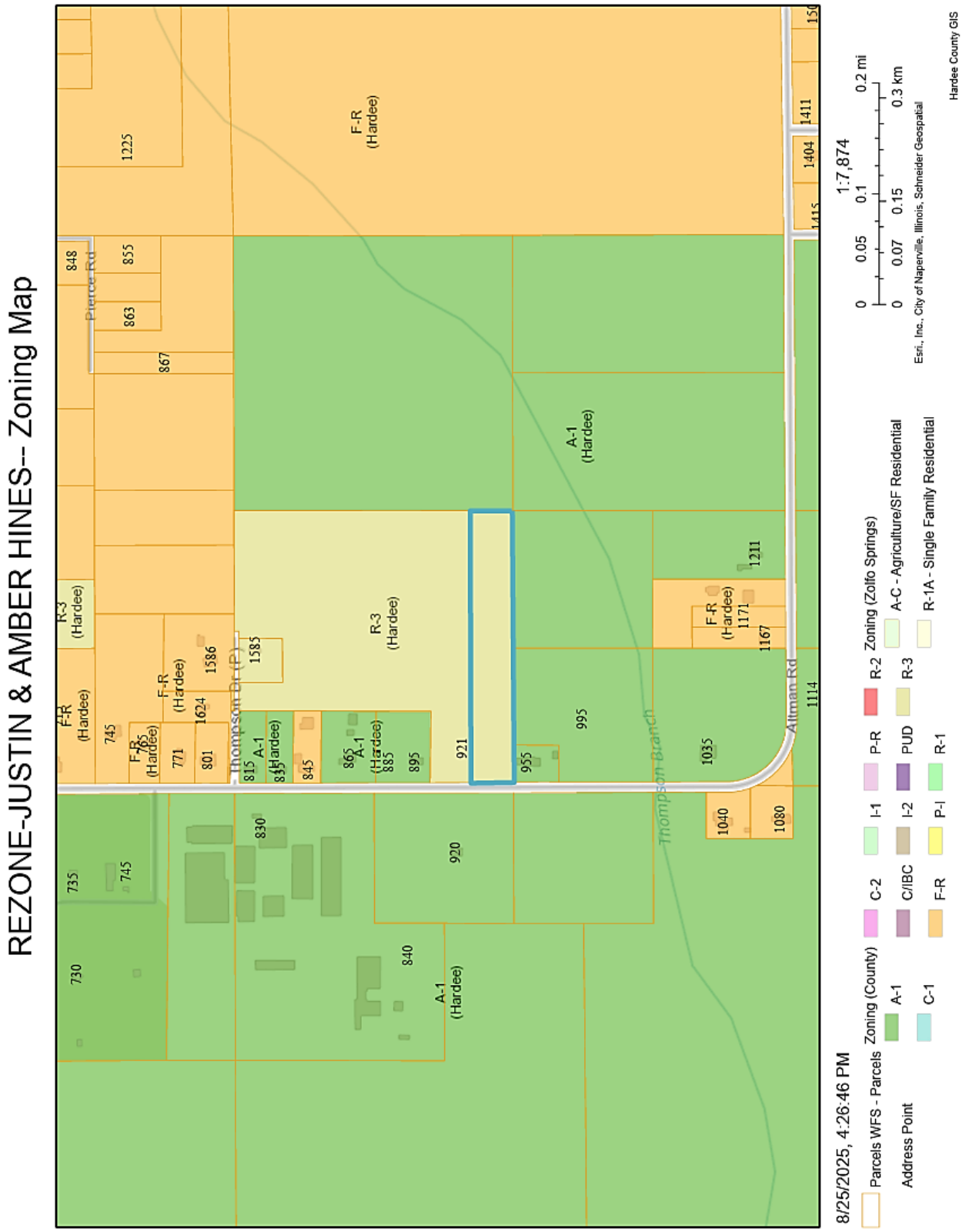
No incompatibility has been identified.

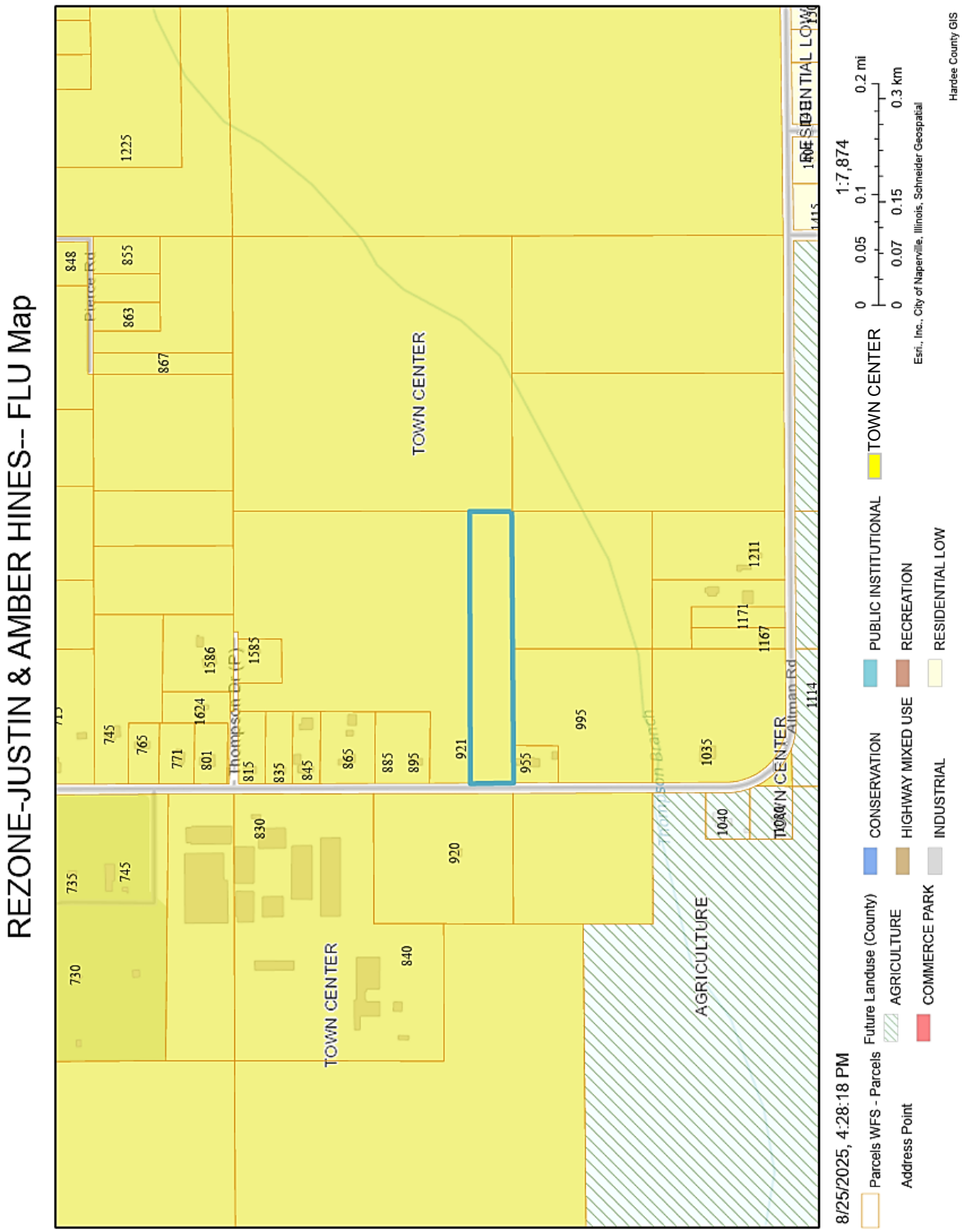
Recommendation:

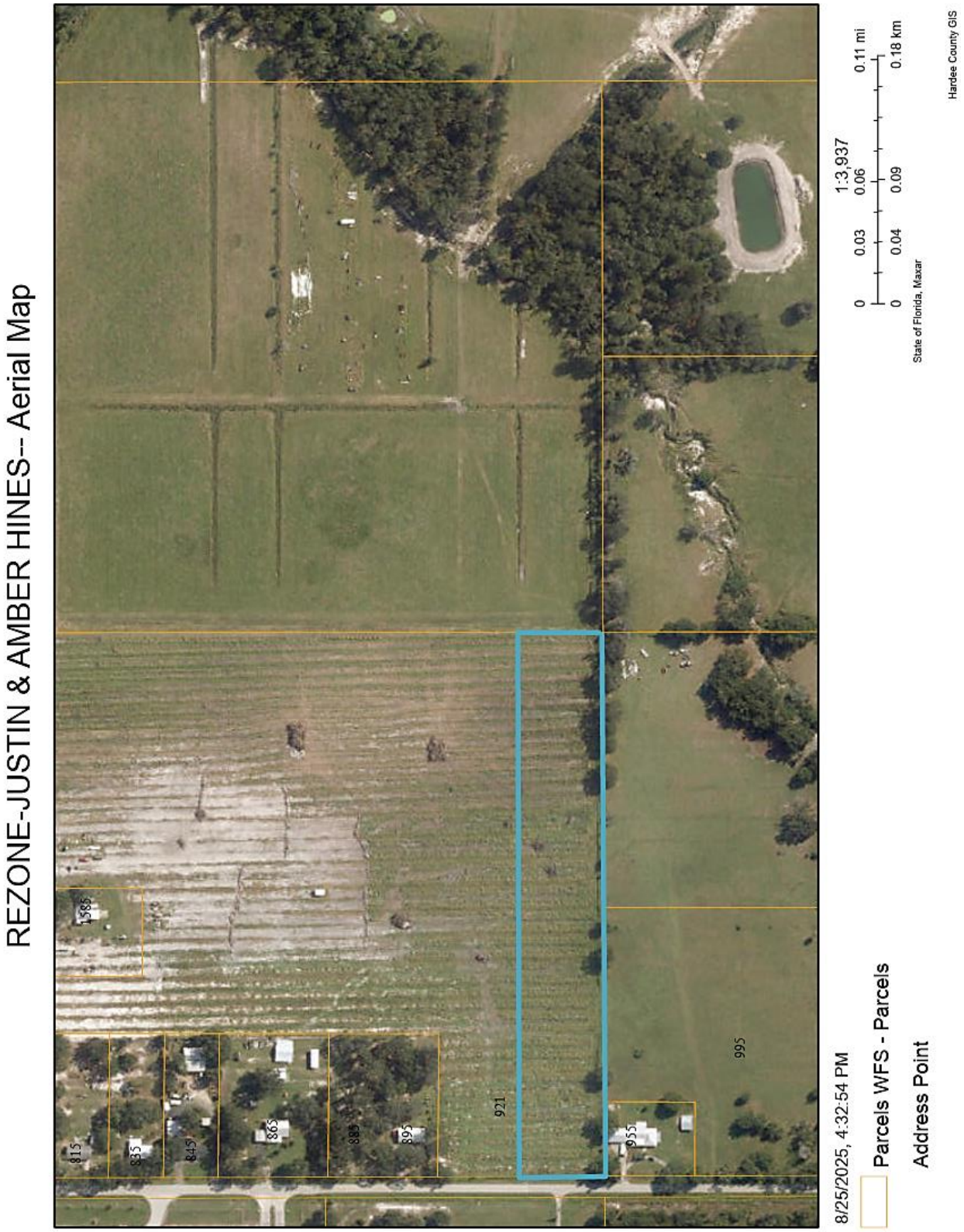
Staff recommends **APPROVAL** of application no. 25-67, as Ordinance No. 2025-07, to the Planning/Zoning Board to rezone the 6.0 +/- acre subject parcel from Multifamily Residential (R-3) to Farm Residential (F-R) in the Town Center Future Land Use category, located on the eastside of Altman Road in unincorporated Hardee County.

Attachments:
Location Map
Zoning Map
FLU Map
Aerial Map
Complete Application


REZONE-JUSTIN & AMBER HINES-- Location Map
COBB CT
S. 5th Ave
US HWY 17 S.
Will Duke Rd
Causey Rd
Grapefruit St
Matkowski Rd
Downing Cir
S. 9th Ave
Eddy St
Carlton St
Huss Rd
S. Florida Ave
Sandpiper Dr (P)
Sternstrom Rd
Thompson Branch
Magnolia Ln
Aspen Ln
Knollwood Cir
Pine Dr
Hanchey Rd
Pierce Rd
Little Casen Ct
Johns Rd
Petrenko Rd
Cricket Ln
Lisa Dr
Thompson Dr (P)
Altman Rd
Rec Complex Dr
Doyle Carlton Rd
Rodeo Dr
1:15,748
0 0.1 0.2 0.4 mi
0 0.17 0.35 0.7 km
Esri, Inc., City of Naperville, Illinois
8/25/2025, 4:24:55 PM
Parcels WFS - Parcels


REZONE-JUSTIN & AMBER HINES-- Zoning Map
Pierce Rd
Thompson Br (P)
Thompson Branch
Allman Rd
F-R (Hardee)
R-3 (Hardee)
A-1 (Hardee)
1:7,874
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km
Esri, Inc., City of Napenville, Illinois, Schneider Geospatial
Hardee County GIS
8/25/2025, 4:26:46 PM
Parcels WFS - Parcels
Address Point
Zoning (County)
A-1
C-1
C-2
C/IBC
F-R
I-1
I-2
P-I
P-R
PUD
R-1
R-2
R-3
Zoning (Zolfo Springs)
A-C - Agriculture/SF Residential
R-1A - Single Family Residential


REZONE-JUSTIN & AMBER HINES-- FLU Map
TOWN CENTER
AGRICULTURE
Pierce Rd
Thompson Dr (P)
Allman Rd
Thompson Branch
1225
848
855
863
867
745
765
771
801
1624
1586
1585
815
835
845
865
885
895
921
955
995
1035
1211
1171
1167
1114
1415
735
730
840
830
920
1040
1080
1:7,874
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km
Esri., Inc., City of Naperville, Illinois, Schneider Geospatial
Hardee County GIS
8/25/2025, 4:28:18 PM
Parcels WFS - Parcels
Address Point
Future Landuse (County)
AGRICULTURE
COMMERCE PARK
CONSERVATION
HIGHWAY MIXED USE
INDUSTRIAL
PUBLIC INSTITUTIONAL
RECREATION
RESIDENTIAL LOW
TOWN CENTER


REZONE-JUSTIN & AMBER HINES-- Aerial Map
1585
815
835
845
865
885
895
921
955
995
8/25/2025, 4:32:54 PM
Parcels WFS - Parcels
Address Point
1:3,937
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km
State of Florida, Maxar
Hardee County GIS

Hardee County
FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT

REZONE

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

Agenda No. 25-67
P/Z Board Public Hearing: 9/04
(1st Reading) **BoCC Public Hearing:** 10/02
(2nd Reading) **BoCC Public Hearing:** 10/16
Ord. No. 2025-07

APPLICATION FEE $1000

Filing an application is not a guarantee of approval.

Please provide the following information for the Property Owner/Title Holder:

Name JUSTIN + AMBER HINES
Mailing Address 1954 HEARD BRIDGE RD WAUCHULA FL 33873
Telephone No 863-832-1747

RECEIVED
JUN 18 2025

Property is identified under Parcel I.D./Folio No 17-34-25-0000-05120-0000
Zoning R3 to FR
Future Land Use District ~~FR~~ Town Center
Acres 6

Describe the reasons and circumstances for this application.
(attach separate sheet if needed)
REZONE FROM R3 TO FR. TO ALLOW 4H AND PROSPECT SWINE TO BE KEPT ON PROPERTY.

Requirements

☑ a legal description of the property, including the size of the area in acres;

☑ a description of the proposed rezoning, specifying the goals, objectives and policies of the Comprehensive Plan that it supports and advances;

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

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

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

☑ the location of all public and private streets, driveways and utility easements within and adjacent to the site;

☑ a description of the terrain and the vegetation on the site, including an aerial photograph of the site itself, and in relation to surrounding properties;

☑ an inventory and description of surface water and wetlands; and any floodplains on the site;

☐ other

Hardee County FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT

REZONE

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

ALL FEES ARE NON-REFUNDABLE

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

Hardee County Unified Land Development Code Section: 7.4.00

Justin Lee Hines — 6-17-25
ORIGINAL SIGNATURE REQUIRED — Date
Signature of Property Owner/Title Holder of Record
or signature of Authorized Representative with written Authorization attached

Amber Hines — 6-17-25
ORIGINAL SIGNATURE REQUIRED — Date
Signature of Property Owner/Title Holder of Record
or signature of Authorized Representative with written Authorization attached

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

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

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Office Use Only

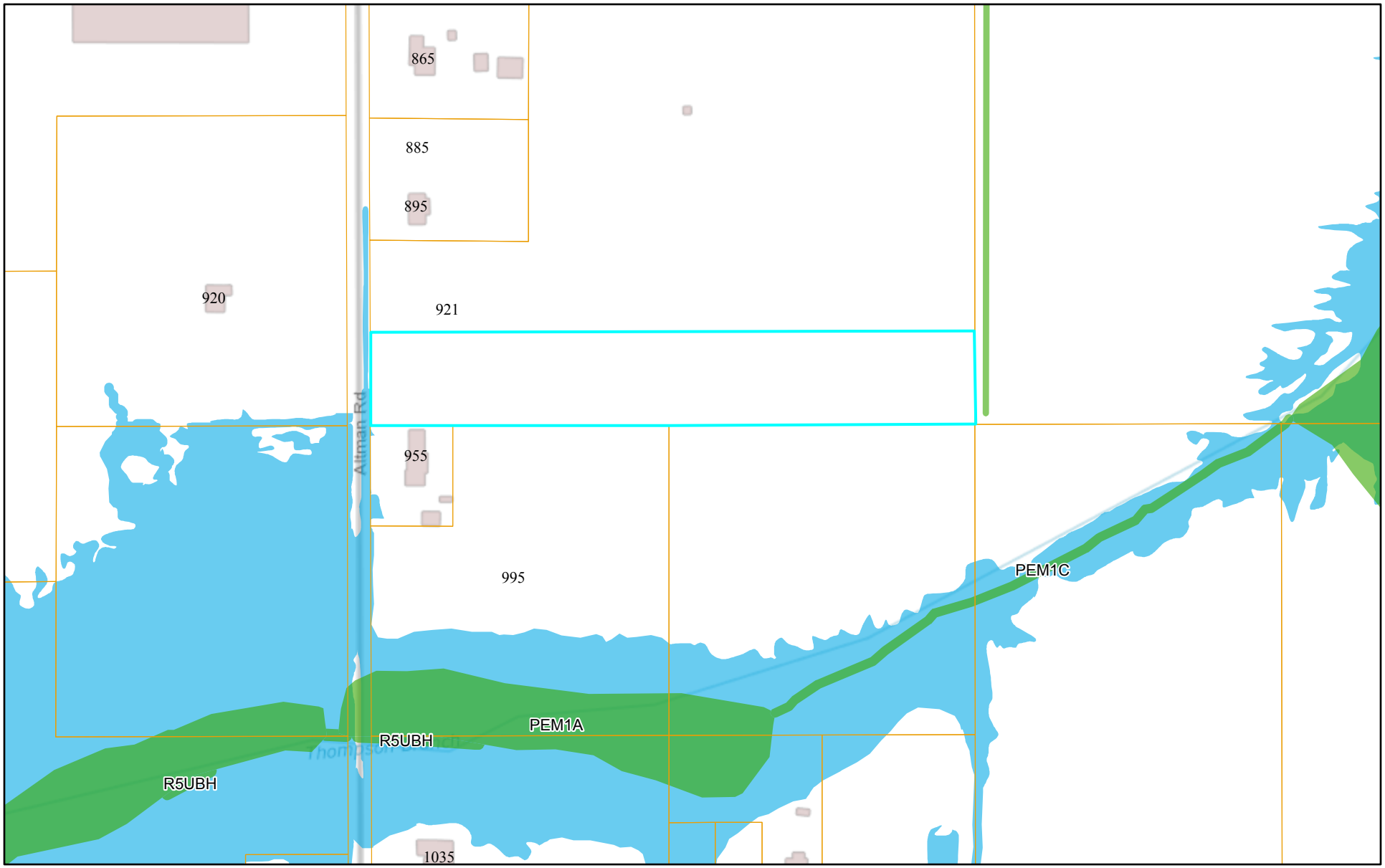
Receipt No. Z000878

$1000.00 — Application Fees
Received By
7/03/25 — Date

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FORM-CMTY DEPT APP-10-2023--REVISED

Wetlands/Flood Map



8/28/2025, 10:51:25 AM

Parcels WFS - Parcels

Address Point

National Wetlands Inventory

FEMA Flood Zone

AE,

1:3,987

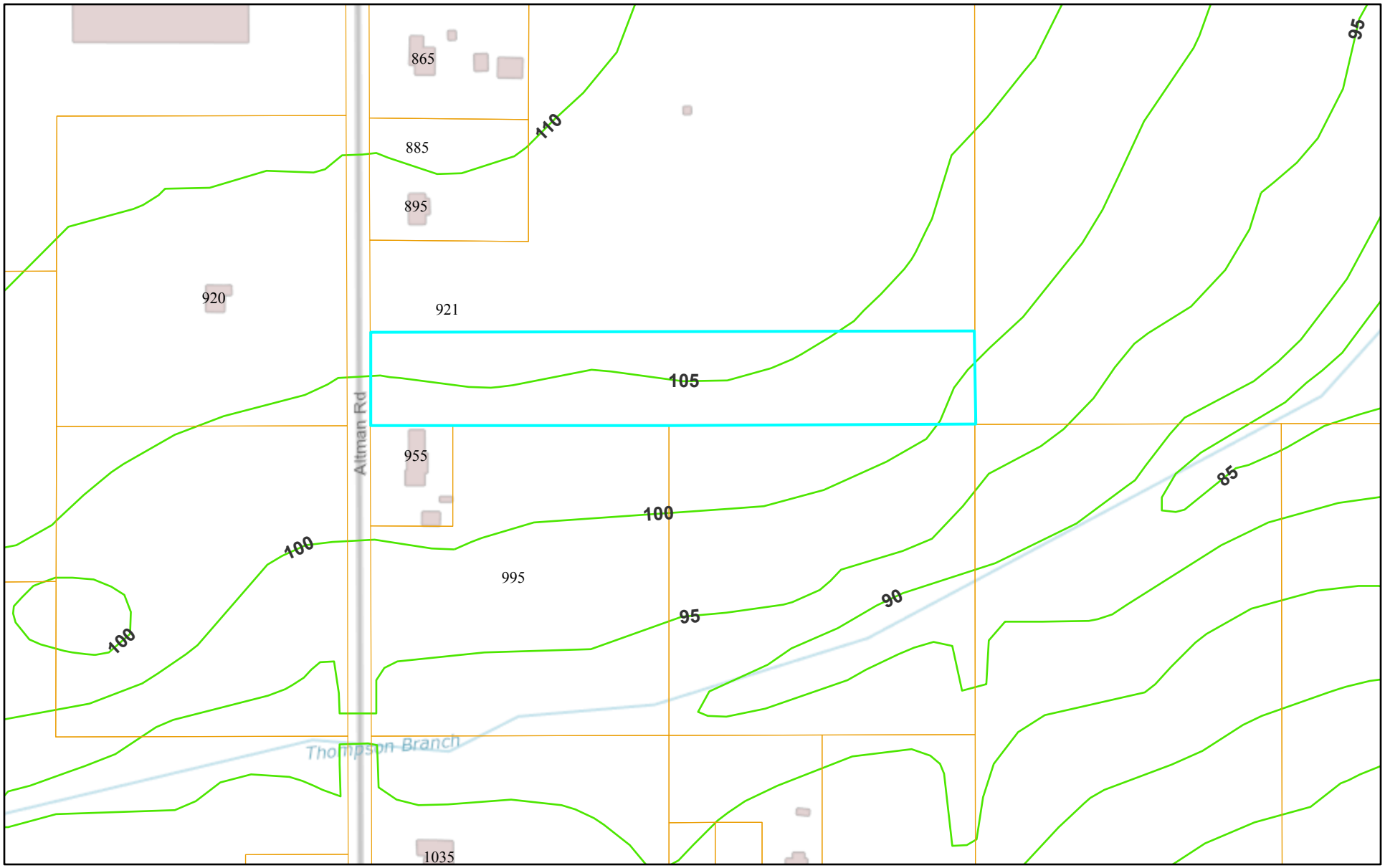
0 0.03 0.06 0.12 mi

0 0.05 0.1 0.19 km

Esri., Inc., City of Naperville, Illinois

Hardee County GIS
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Elevation Map



8/28/2025, 10:53:10 AM

1:3,987

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.19 km

Parcels WFS - Parcels

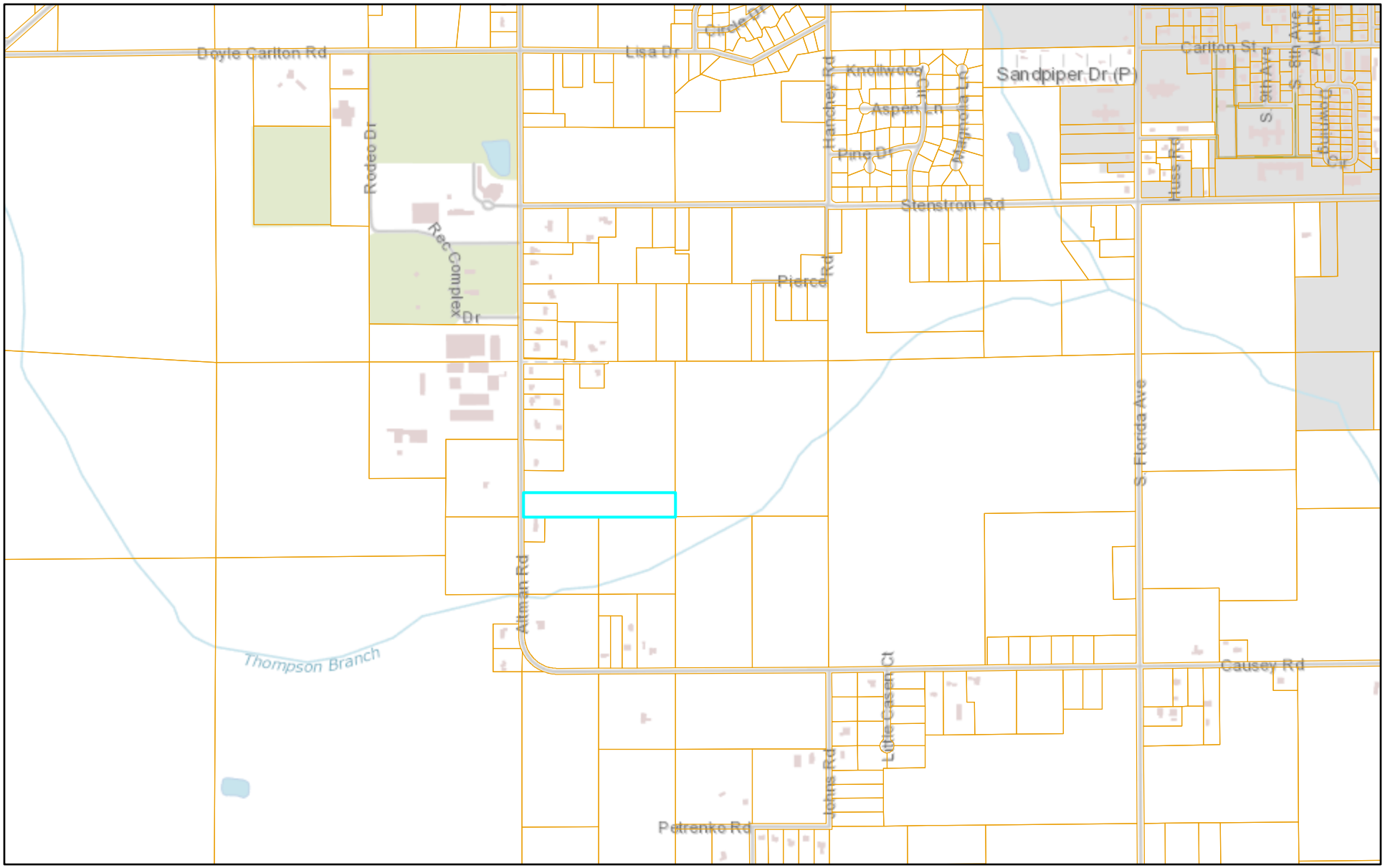
Elevations

Address Point

Esri., Inc., City of Naperville, Illinois

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Utilities Map



8/28/2025, 10:54:38 AM

Parcels WFS - Parcels

1:15,947

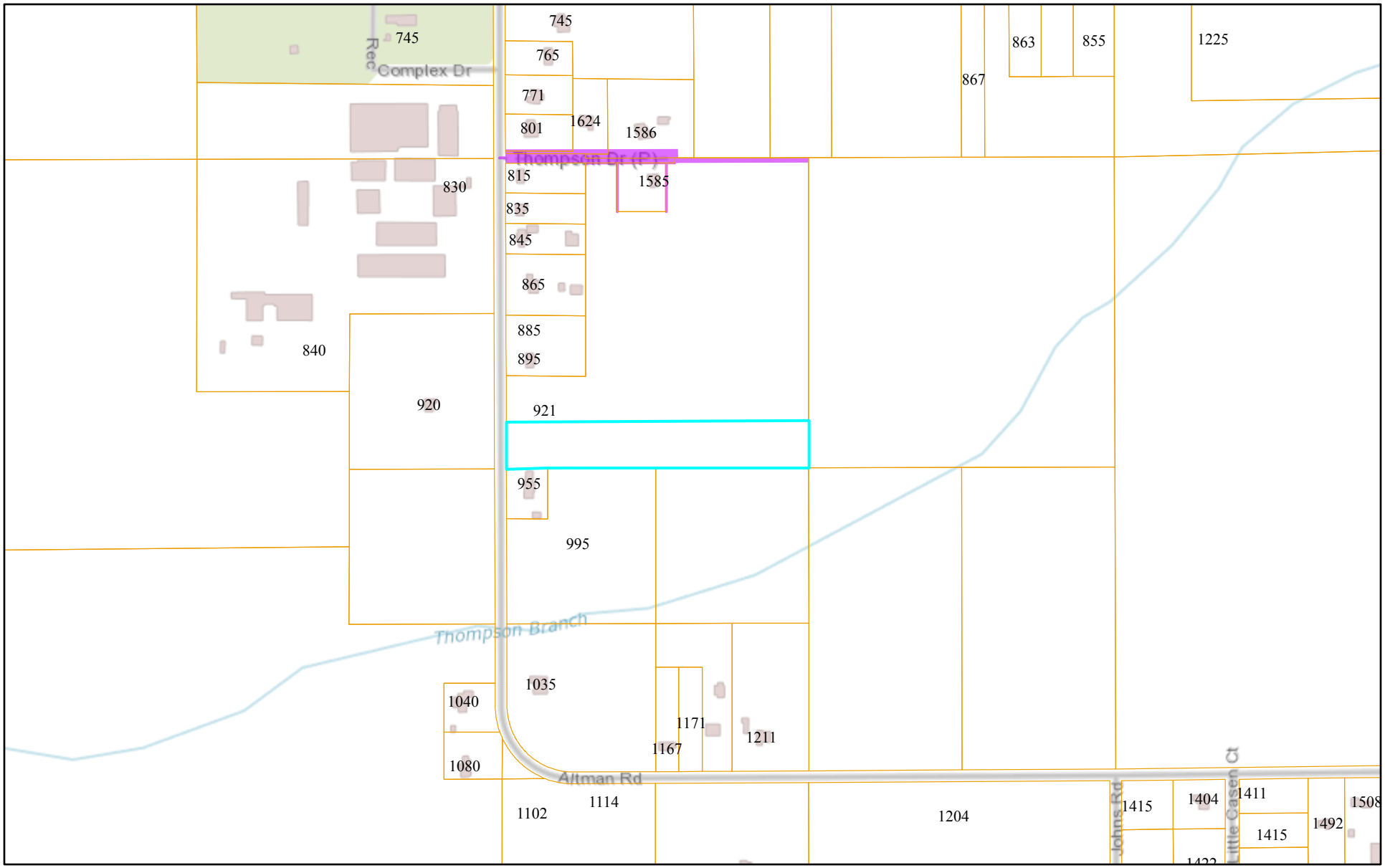
0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Esri., Inc., City of Naperville, Illinois

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Recorded Easements



8/28/2025, 10:55:49 AM

1:7,974

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Esri., Inc., City of Naperville, Illinois

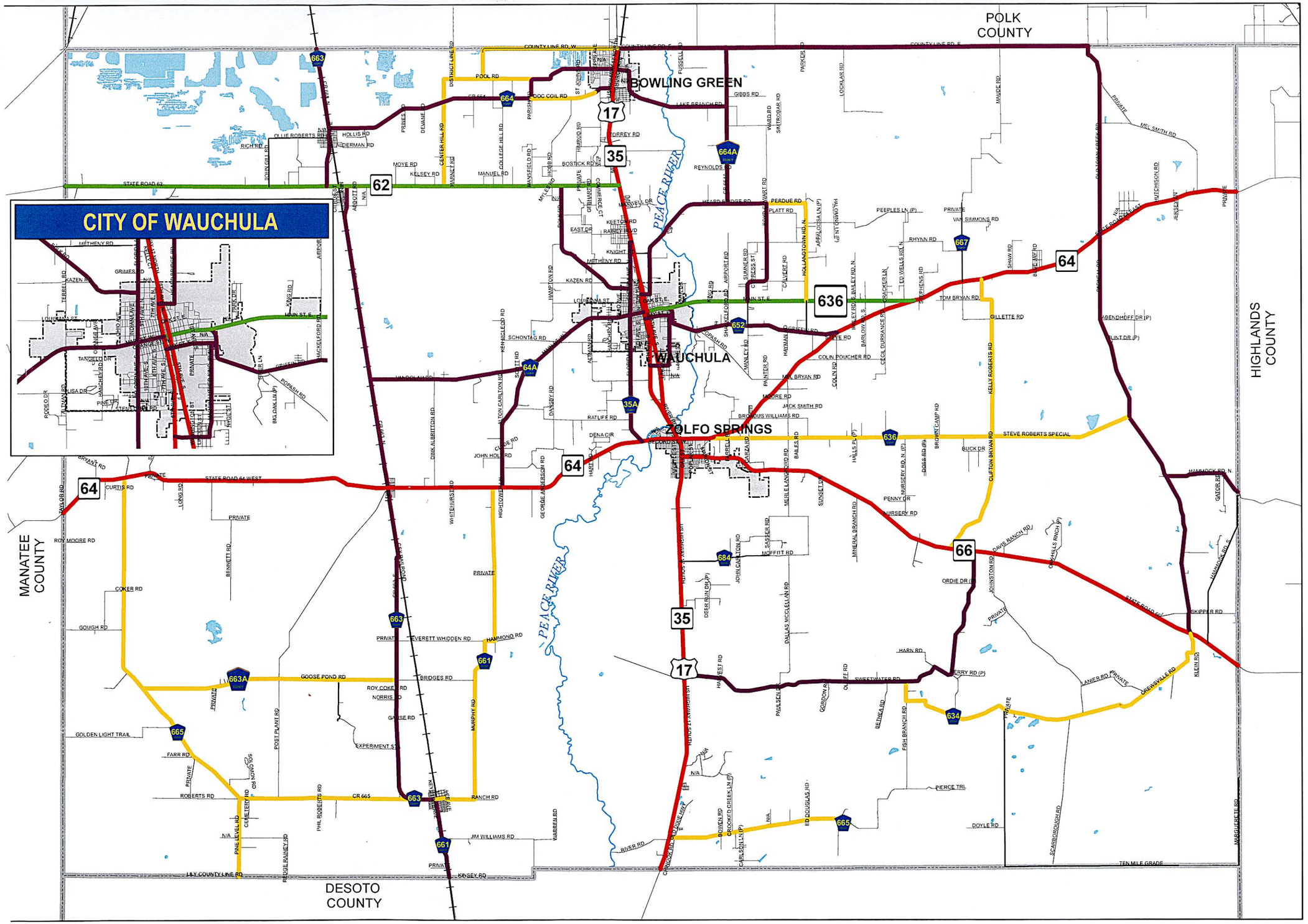
Parcels WFS - Parcels

Easements

Address Point

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HARDEE COUNTY - FUNCTIONAL CLASSIFICATION



Legend

- COUNTY ROAD SYMBOL
- STATE ROAD SYMBOL
- U.S. HWY ROAD SYMBOL
- LOCAL ROADS
- RAILROADS
- COUNTY BOUNDARIES
- CITY BOUNDARIES
- WATER BODIES

FUNCTIONAL CLASSIFICATION

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector

N
W E
S

0 1 2 4
Miles

Adopted
August 7, 2014

DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
Central Florida Regional Planning Council
Florida Department of Transportation
Hardee County Property Appraiser
Hardee County BoCC
FDOT (Florida Department of Transportation)

D:\Projects\Hardee\Transportation\Hardee_FunctClass_Exist_08072014