AGENDA

Planning and Zoning Board

PUBLIC HEARING/REGULAR MEETING

August 1, 2024, at 2:11 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
Planning 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. Planning and Zoning meeting minutes of 7/11/2024
   Motion to approve Planning and Zoning meeting minutes for 7/11/2024

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

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

8. **APPOINTMENTS**

   A. **Agenda No. 24-46,** Daniel Waite and Michael Colding, as property owner(s), have submitted an application for a Site Development Plan to facilitate the creation of six (6) new lots located on the Southside of SR 64 E. and the Westside of Kelly Roberts Rd.
   Staff recommends APPROVAL.

   B. **Agenda No. 24-47,** Daniel Waite and Michael Colding, as property owner(s), have submitted an application for a Site Development Plan to facilitate the creation of seven (7) new 5.0 +/- acre lots located between S.R. 64 E and Tom Bryan Rd., on the westside of Lambert Rd.
   Staff recommends APPROVAL.

9. **ADJOURNMENT**

AGENDA ITEM NO. 5.A

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE: August 1, 2024

SUBMITTED BY: Jorden Eisenstein, Community Development Department

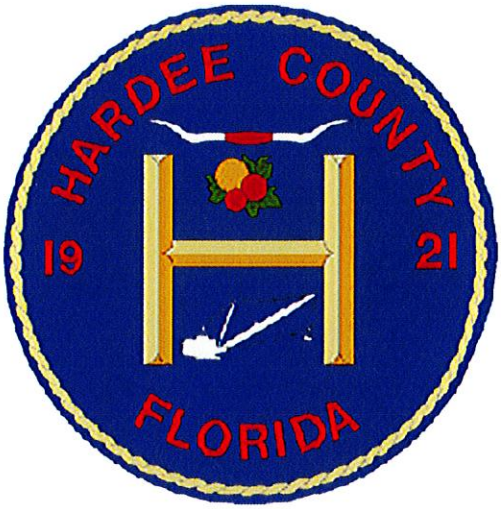
ITEM TYPE: Minutes for Approval

AGENDA SECTION: **MINUTES FOR APPROVAL**

SUBJECT: Planning and Zoning meeting minutes of 7/11/2024
Motion to approve Planning and Zoning meeting minutes for 7/11/2024

SUGGESTED ACTION:

ATTACHMENTS:
DOC072924.pdf



MINUTES

Hardee County Planning and Zoning Board

PUBLIC HEARING

July 11, 2024, at 6:00 PM

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

1. CALL TO ORDER

Attendee Name	Title	Status
Cody Gullatt	Chairman	**Present**
Roger Conley	Vice-Chairman	**Present**
Daniel Cisneros	Board Member	**Present**
Kenny Futch	Board Member	**Absent**
Glenn Bergens	Board Member	**Present**
Lesley Bateman	Board Member	**Present**
Michael Burch	Board Member	**Absent**
Marie Dasher	School Board Member District IV	**Absent**
Mark Gilliard	School Board Member District V	**Absent**
Todd Miller	Community Development Director	**Present**
Jorden Eisenstein	Planning Technician	**Present**
Abigail Juarez	Administrative Coordinator	**Present**

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

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE AGENDA

Chairman Gullatt called for a motion to approve the Agenda.

Motion by Vice-Chairman Conley and second by Board Member Bateman

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

4. NOTICE OF PUBLICATION

Planning Technician Eisenstein announced:

- The meeting was advertised in *The Herald Advocate* on May 16, 2024.
- Courtesy Letters were timely mailed from the Community Development Dept. to properties within a 300-ft radius of the subject parcel(s) pursuant to the provisions of the Hardee County Unified Land Development Code, and the parcel(s) were properly posted.

5. MINUTES FOR APPROVAL

A. Planning and Zoning Board Meeting Minutes of 06/06/2024.

Chairman Gullatt called for a motion to approve the Planning and Zoning Meeting Minutes of 06/06/2024, at 6:02 p.m.

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

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

6. NOTICE OF BOARD EX-PARTE COMMUNICATION

Planning Technician Eisenstein announced:

- . . . has any Hardee County Planning and Zoning Board member received any oral or written communication(s) regarding the land use items to be discussed?
- If so, please disclose substance of the communication and identify the person making the communication.
- *Let the record show:*
    - An email correspondence in opposition of Agenda Item 24-42 and 24-52 were sent to Chairman Cody Gullatt, Vice-Chairman Roger Conley, Board Member Lesley Bateman, Board Member Glenn Bergens and Board Member Daniel Cisneros from Candice Harris, Melissa Rucker, Rex and Ann Wyckoff and Barabara Shortman.
    - Cody Gullatt received an email in opposition of the same agenda items from a Hardee County resident. (Jerry). Spoke with Brenda Durrance, Matt Scott and Beth Harris in reference to similar concerns.
    - Daniel Cisneros announces that he'd received email correspondence in opposition to the same agenda items. (did not recall from whom)
    - Roger Conley also received calls from residents in reference to oppositions of agenda items 24-42 and 24-52.

7. PLANNING AND ZONING BOARD GENERAL RULES OF PROCEDURE

Chairman Gullatt announced the Planning and Zoning Board general Rules of Procedure and called anyone who wished to speak to rise and to be sworn in.

Planning Technician Eisenstein administered the oath of witness to those who wished to offer testimony before the Board.

8. APPOINTMENTS

A. **Agenda No. 24-42 and 24-52,** Neurorestorative, as Property Owner (s), has requested a Special Exception to convert an existing single-family residence into a Transitional Living Facility (TLF), and construct an 800 sf accessory dwelling unit to provide brain injury rehabilitation services for up to 10 residents on a 5 +/- acre parcel of land located on the south side of Kazen Road.;

Community Director, Todd Miller, being sworn, presented the staff report, recommended Approval, and entered the staff report into the record.

Macey Waller and Juliana Brown, being sworn, as authorized representatives to the applicant, Neurorestorative, entered their presentation into the record.

Chairman Gullatt called for Board Members comments:

The Board had some questions.

Community Development Director, authorized representatives Macey Waller and Juliana Broward being sworn answered questions:

Board Member Bateman:

- Did you explore any other locations outside of the F-R zoning district, Town Center Future Land Use category?
    - Representative, Macey Waller: Would need to defer to answer the choice of location, but generally this location matches what we would normally look for. (Later adds) We like to provide a 'home-like' environment and give the residents a sense of normalcy as much as possible. We choose locations that best suit that goal.
- Do you have larger facilities or exclusively choose single-family homes for your residences?
    - We do have larger apartment rooms in Sarasota, but here in Wauchula we stick to more of the single-family residences because of what's available in the area.

Board Member Cisneros:

- Regarding the classification of the building is currently residential, but you would be changing the classification, correct?
    - Todd Miller, Community Development Director: The use classification will change at the time of permitting if the Special Exception is approved. The hearing today is to determine if this use would be appropriate in this neighborhood. Any classification change would have to adhere to the building code requirements at the time of remodeling.
- Is there a site plan that shows the parking layout?
    - Todd Miller, Community Development Director: There is no categorization for a Transitional Living Facility in the ULDC Table 5.09.02, Parking Table. The closest thing we have would be for a Nursing Home category which requires 1 space per employee and .5 spaces per guest, or roughly that number. Our recommended condition of approval requires the applicant to meet the parking standards as described in Section 5.09.02(A).
- How many employees are offered?
    - Todd Miller, Community Development Director: Our understanding is it will be incumbent on the needs of the individuals being cared for.
    - Representative, Macey Waller: We estimate a total of 7 per shift, but yes it will vary on the number of residents and their rehabilitation needs, but no more than 10.
- Any Plans to fence the area around the home?

- Representative, Macey Waller: The property is currently fenced and gated.

Chairman Cody Gullatt:

- Do the residents receive 24/7 care?
  - Representative, Macey Waller: Yes.
- Do you know of any other locations that you have currently within the county?
  - Representative, Macey Waller: We have about 4 other locations. We've been in Hardee County for 6 or more years. Just within Wauchula.

Vice-Chairman Roger Conley:

- Do you own both the property now?
  - Representative, Macey Waller: No, we are still looking into ownership. This is just our proposal.
- Are the residents with special needs allowed outside of the facility unattended?
  - Representative, Macey Waller: It would depend on their supervision level. We are not a lockdown facility, there will be 24/7 care and supervision but of varying degrees depending on the needs of the individual.
- What type of safety procedures do you have for the residents while they're in your care, especially while they're outside of the home?
  - Representative, Macey Waller: Supervision of the residents is our #1 focus. Their specific needs are determined when they are moved into the facility and base their level of supervision on a case-by-case basis. Every resident has their own treatment plan.
  - Representative, Juliana Brown: Individuals who are on 'one-on-one' supervision are put on a behavior plan and faith plan. It is a system that rewards good behavior with less supervision and punishes 'unsafe' behavior with higher levels of supervision.

Board Member Bergens:

- Why did you choose Hardee County for the location of these facilities:
  - Representative, Macey Waller: Standard of care provided by local staff and affordability as well as the space provided by this specific location on Kazen Rd.

Board Member Bateman, Cisneros, and Vice-Chairman Conley all made comments regarding the negative potential impacts to surrounding property values, the conflicts with the zoning district and public safety concerns.

Chairman Gullatt called for Public Comments:

The Public had comments and questions:

Calvin Bates:

- Spoke on his support of the agenda item, explains why safety concerns aren't necessary for this type of facility.

Dan Durrance:

- Spoke on his opposition of the agenda items, called for other members of the audience, who agree, to stand before yielding his time.

Claude Harris:

- Spoke on his opposition of the agenda items based on traffic and public safety concerns and incompatibility with the F-R zoning district.

Candice Harris:

- Spoke on her opposition of the agenda items based on incompatibility with the surrounding land use, more specifically regarding water and animal safety concerns for the residents.

Barabara Shortman:

- Asks if the home on 1597 Kazen Rd would be owned by the operator or will it be leased by another third party?

- Will there be any outdoor lighting, if so, will it be around-the-clock lighting?

    - Representative, Macey Waller: It is not her area of expertise and would need to defer that question to a later date, but knows the other facilities established in the county do not.

- What type of building upgrades (modifications) will be required on the existing home?

    - Representative, Macey Waller: There will be upgrades to the septic system and the property will be made ADA accessible.

- What type of training do your employees receive, more specifically safety training?

    - Representative, Macey Waller: Extensive two-week orientation on top of on-the-job training and monthly follow-ups with the treatment team.

Matt Scott:

- Spoke on his opposition to the of the agenda items based on personal opinions and conflict with the current zoning district and Future Land Use category, and negative impact of property values.

Carla Saunders:

- Spoke on her opposition of the agenda items based on personal opinions of the applicant's overall company's negative impacts on Hardee County as a whole, and safety concerns.

- How many people leave the facility and are integrated back into society?

  - Representative, Macey Waller: I do not have an exact percentage, but they do have individuals who transition out, either to a different facility with less supervision or they go back home.

  - Representative, Juliana Brown: The goal of Neurorestorative is to slowly integrate the residents in their care back into society. The residents are transferred to different levels of care throughout their rehabilitation based on the level of medical care and supervision needed, with monthly evaluations.

Cliff Whaley:

- Spoke on his opposition of the agenda items based on incompatibility of the requested use in the F-R zoning district and safety concerns.

Laura Hernandez:

- Spoke on her opposition of the agenda items based on traffic and public safety concerns and incompatibility with the F-R zoning district.

Mathew Smith:

- Spoke on his opposition of the agenda items based on his professional medical opinion, safety concerns and potential negative financial impacts on the County as a whole.

Tim Wells:

- Spoke on his opposition of the agenda items based on classification conflicts according to the ULDC guidelines for the F-R zoning district.

  - Todd Miller, Community Development Director: A nursing facility, was determined to be the most similar use that is listed in our parking table, which we utilized for parking references for the application.

- Where are the clients (residents) coming from, such as another larger facility or a hospital?

  - Representative, Macey Waller: It varies, they could have come from another care facility, external and internal, or directly from a hospital in other states.

- Is there a main campus?

Andrew *Inaudible*:

- Spoke on his opposition of the agenda items based on personal opinions on specific safety concerns regarding surrounding livestock and gun usage.

Representatives, Macey Waller and Juliana Brown: In response to safety concerns, expresses her opinions of how the residents in their care are not a danger to others, and believes the company's services are being misinterpreted. The limitations the State places on this type of care facility, and normally focus on redirecting behavior and the specific procedures in place.

Chairman Gullatt called for a Motion regarding Agenda 24-52.

Motion to recommend Denial by Board Member Bergens and second by Vice-Chairman Conley on Agenda No. 24-42 based on incompatibility with the Hardee County Comprehensive Plan in the F-R zoning district.

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

Chairman Gullatt called for a Motion regarding Agenda 24-42.

Motion to recommend Denial by Board Member Bateman and second by Board Member Cisneros on Agenda No 24-42 based on incompatibility with the Hardee County Comprehensive Plan in the F-R zoning district.

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

Chairman Gullatt called for an intermission, to proceed in 5 minutes.

Chairman Gullatt announces the continuance of the hearing at 6:33 p.m.

B. **Agenda No. 24-40**, JoAnn Grimsley, as Trustee, has submitted an application for a Site Development Plan to facilitate the development of a 9-lot residential subdivision on a 50 +/- acre parcel of land located on the east side of Polk Road.

Community Director, Todd Miller, being sworn, presented the staff report, recommended Approval, and entered the staff report into the record.

Chairman Gullatt called for Board Members comments:

The Board had some questions.

Community Development Director, Todd Miller and Planning Technician, Jorden Eisenstein being sworn answered questions:

Chairman Gullatt:

- These are for homesites specifically?
  - Todd Miller, Community Development Director: The lots will have to adhere to the specific uses allowed in the F-R zoning district, but staff's understanding is the applicant's intention is for single family residences.
- Comments on the single-family home off of Polk Road that adjoins the proposed subdivision.

Vice-Chairman Roger Conley:

- If F-R allows 1-acre lots could the applicant potentially create more lots?
  - Todd Miller, Community Development Director: The limit factor is the amount of road frontage available on the parent parcel, hence the shape and size of the lots.

Board Member Bateman:

- What would be the entry point for the lots.
  - Todd Miller, Community Development Director: Polk Road, Hardee County.
- Discussed with the Community Development Director the intent, purpose and design of subdivision plats.

Board Member Cisneros:

- What is the procedure for informing adjoining or adjacent lots of these types of projects.
  - Todd Miller, Community Development Director: Same as the procedures laid out in the ULDC guidelines for all applications. The department send letters via mail to all property owners within a 300-ft radius, place an ad with the Herald Advocate no less than 10 days prior to the public hearing and post the site of the application 10 days prior to the public hearing.
  - Jorden Eisenstein, Planning Technician: According to L. Cobb, authorized representative to the property owner, the single-family home adjoining the proposed subdivision lots is owned by the same applicant.

Chairman Gullatt called for Public Comments:

Let the record show none

Chairman Gullatt called for a Motion.

Motion to Approve by Vice-Chairman Conley and second by Board Member Bergens on Agenda No. 24-40.

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

C. **Agenda No. 24-51**, Hardee Industrial Development Authority, as Property Owner(s), has submitted an application to request to vacate a portion of Lot 28 of the Hardee County Commerce Park Extension (HCCPE) platted subdivision.

Community Director, Todd Miller, being sworn, presented the staff report, recommended Approval, and entered the staff report into the record.

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

Chairman Gullatt called for Board Members comments:

The Board had some questions.

Vice-Chairman Conley:

- Requested confirmation of the location of the full lot versus the location of the proposed vacating portion as well as the description of the floodplain.

Chairman Gullatt:

- Confirming the access point to the vacated portion of lot 28 would have access via Mott Road.

Chairman Gullatt called for Public Comments:

Let the record show none

Chairman Gullatt called for a Motion.

Motion to Recommend Approval by Vice-Chairman Conley and second by Board Member Bergens on Agenda No. 24-51.

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

D. **Agenda No. 24-53**, Hardee Industrial Development Authority, as Property Owner(s), has requested approval to rezone a 15.6 +/- acre portion of a 25.6 acre parcel from Commercial/Industrial Business Center (C/IBC) to Farm Residential (F-R).

Community Director, Todd Miller, being sworn, presented the staff report, recommended Approval, and entered the staff report into the record.

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

Chairman Gullatt called for Board Members comments:

Let the record show none

Chairman Gullatt called for Public Comments:

Let the record show none

Chairman Gullatt called for a Motion.

Motion to Recommend Approval by Board Member Cisneros and second by Board Member Bergens on Agenda No. 24-53.

Motion carried unanimously.

Ayes – Gullatt, Conley, Bergens, Bateman and Cisneros

10. ADJOURNMENT

With no further business, the meeting adjourned at 7:57 p.m.

X

Gullat Cody, Chairman
Planning and Zoning Board

AGENDA ITEM NO. 8.A

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE:	August 1, 2024
SUBMITTED BY:	Jorden Eisenstein, Community Development Department
ITEM TYPE:	Appointment
AGENDA SECTION:	**APPOINTMENTS**
SUBJECT:	**Agenda No. 24-46,** Daniel Waite and Michael Colding, as property owner(s), have submitted an application for a Site Development Plan to facilitate the creation of six (6) new lots located on the Southside of SR 64 E. and the Westside of Kelly Roberts Rd.
SUGGESTED ACTION:	**Staff recommends APPROVAL.**

ATTACHMENTS:
24-46 SDP--Agenda Packet.pdf

HARDEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

Request for Site Development Plan

Agenda No:	24-46
Request:	Site Development Plan for the development of a six (6) lot platted subdivision out of a 41.55 acre parcel of land located on the south side of S.R. 64 E., and on the westside of Kelly Roberts Rd, more particularly described as: Parcel# - 01 34 26 0000 01220 0000 of the Tax Records of Hardee County, Florida.
Applicant/ Property Owner:	Michael & Amanda Colding and Daniel Waite 4472 Sweetwater Rd Zolfo Springs, FL 33890
Location:	South side of SR 64 East and the west side of Kelly Roberts Road
Parcel Identification:	01 34 26 0000 01220 0000
Site Size:	41.55 +/- acres
Future Land Use:	**Agricultural**
Zoning:	**A-1 (Agriculture)**
Surrounding Land Use:	North: Agriculture South: Agriculture East: Agriculture West: Agriculture
Surrounding Zoning:	North: **A-1** (Agriculture) South: **A-1** (Agriculture) East: **A-1** (Agriculture) West: **A-1** (Agriculture)

Staff Recommendation: Staff recommends **APPROVAL** to the Planning/Zoning Board for a Site Development Plan to subdivide 6 parcels from a total of 41 +/- acres of land located on the south side of S.R. 64 E., and on the west side of Kelly Roberts Rd.

Procedure

Section 9.11.06 of the Hardee County ULDC requires all new platted subdivision applications to submit three (3) documents to secure approval: Site Development Plan, Site Construction Plan and a Final Subdivision Plat. The first document, the Site Development Plan, must follow the same procedural requirements as a Site Development Plan for new development as outlined in Section 9.10.00 of the ULDC.

Existing Conditions and Background History

The site of the proposed subdivision is a 41.55 acre parcel that was previously utilized as an citrus grove, and recently converted to a watermelon farm. Currently, the property owner has requested to split the land into 6 parcels for residential and/or agricultural uses.

Staff Analysis

SITE DEVELOPMENT PLAN

Minimum site development requirements include as follows:

Site Development Requirement	Minimum Required	Provided
Lot Size	5 acres	10.3 acres (Lot 1 & 2) 5.11 acres (Lot 3) 5.02 acres (Lot 4) 5.16 acres (Lot 5) 5.09 acres (Lot 6)
Setbacks	F-50'/S-25'/R-50'	TBD
Lot Width	200’	331’ +

Findings of Fact:

- *The site of The request is located in the A-1 zoning district and Agricultural Future Land Use category.*
- *The submitted application is for Parcel ID No. 01* 34 26 0000 01220 0000
- *The site is located on the south side of S.R. 64 E. (Principal Arterial) and Kelly Roberts Rd (Local). FDOT Online Traffic Counts indicates an AADT of 9,200 trips along the adjacent section of S.R. 64 E (2023). 2016 Traffic Counts conducted by Hardee County indicate a 3 Day Count of 833 trips along the adjacent portion of Kelly Roberts Rd.*
- *The site will be serviced by private well and septic, as permitted by the Hardee County Health Department.*
- *Best available information identifies no flood zones and no wetlands on the site.*
- *This SDP application was reviewed by the Hardee County Development Review Committee (ORC) on July 9, 2024. All comments were addressed.*

Consistency with the Hardee County Comprehensive Plan

Staff finds the use and proposed development consistent with Policy L1.13, which provides for low density residential use, and the intent and purposes of the Hardee County Comprehensive Plan.

Consistency with the Hardee County Unified Land Development Code

Fire

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

Roads and Bridges

Access to the subject properties will be via SR 64 E and Kelly Roberts Rd. Per the ITE Trip Generation Manual, 11th Edition, the project will generate approximately 56 average daily trips per day. Given the Hardee County Traffic Impact Procedures Manual exempts projects which generate less than 150 trips per day from being required to submit a Traffic Impact Study (TIS), the applicant is not required to submit a TIS.

Planning

Use: The subdivision of land is permitted in accordance with the requirements of Section 9.11.00 of the Hardee County Unified Land Development Code. Furthermore, the proposed lots will exceed the minimum lot size (5 acres) and lot width (200') of the A-1 zoning district.

Setbacks: Section 3.03.00(c) of the Hardee County ULDC, requires front yard setbacks of 50', side yard setbacks of 25', and rear yard setbacks of 50'. The applicant and/or any future property owners will be required to meet the setbacks on the individual lots.

Utilities/Health

Water and sewer will be provided to the proposed properties via private well and septic tank, as permitted by the Hardee County Health Department.

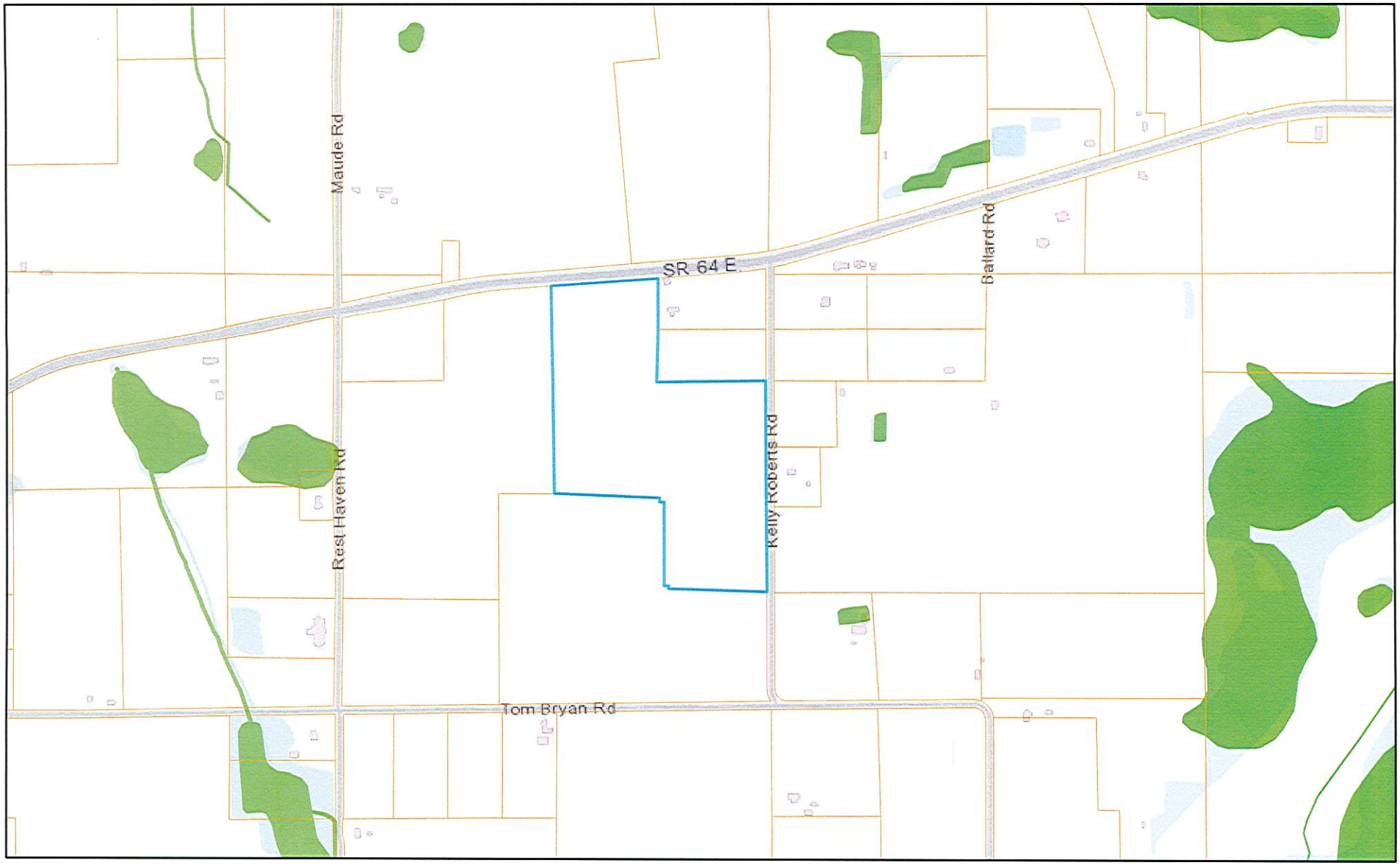
Conclusion:

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

Staff recommends **APPROVAL** to the Planning/Zoning Board of Site Development Plan, Application #24-46, in order for the Applicant to create a six (6) lot platted subdivision out of a 41.55 +/- acre parcel of land located on the south side of S.R. 64 E., and on the westside of Kelly Roberts Rd, more particularly described as Parcel# 01 34 26 0000 01220 0000 of the Tax Records of Hardee County, Florida, subject to the following conditions.

Attachments: **Location Map**
Zoning Map
FLU Map

MC Ranches- Location Map



7/24/2024, 10:22:11 AM

Owner Parcels

National Wetlands Inventory

FEMA Flood Zone

A,

1:11,499

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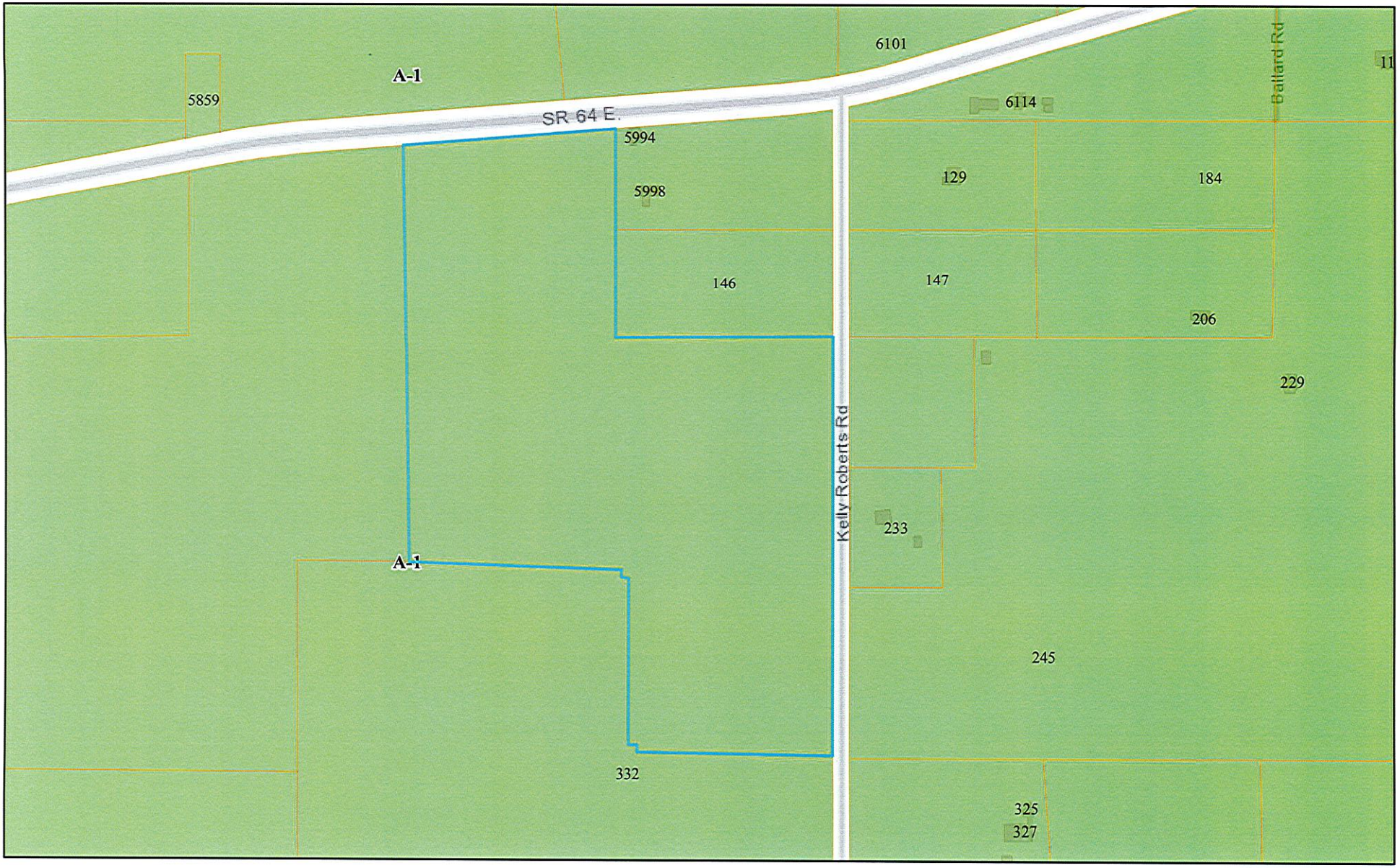
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Esri., Inc., City of Naperville, Illinois

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MC Ranches- Zoning Map



7/24/2024, 10:22:47 AM

Address Point | Owner Parcels | Zoning | A-1 - (Agriculture)

1:5,750

0 0.04 0.09 0.17 mi

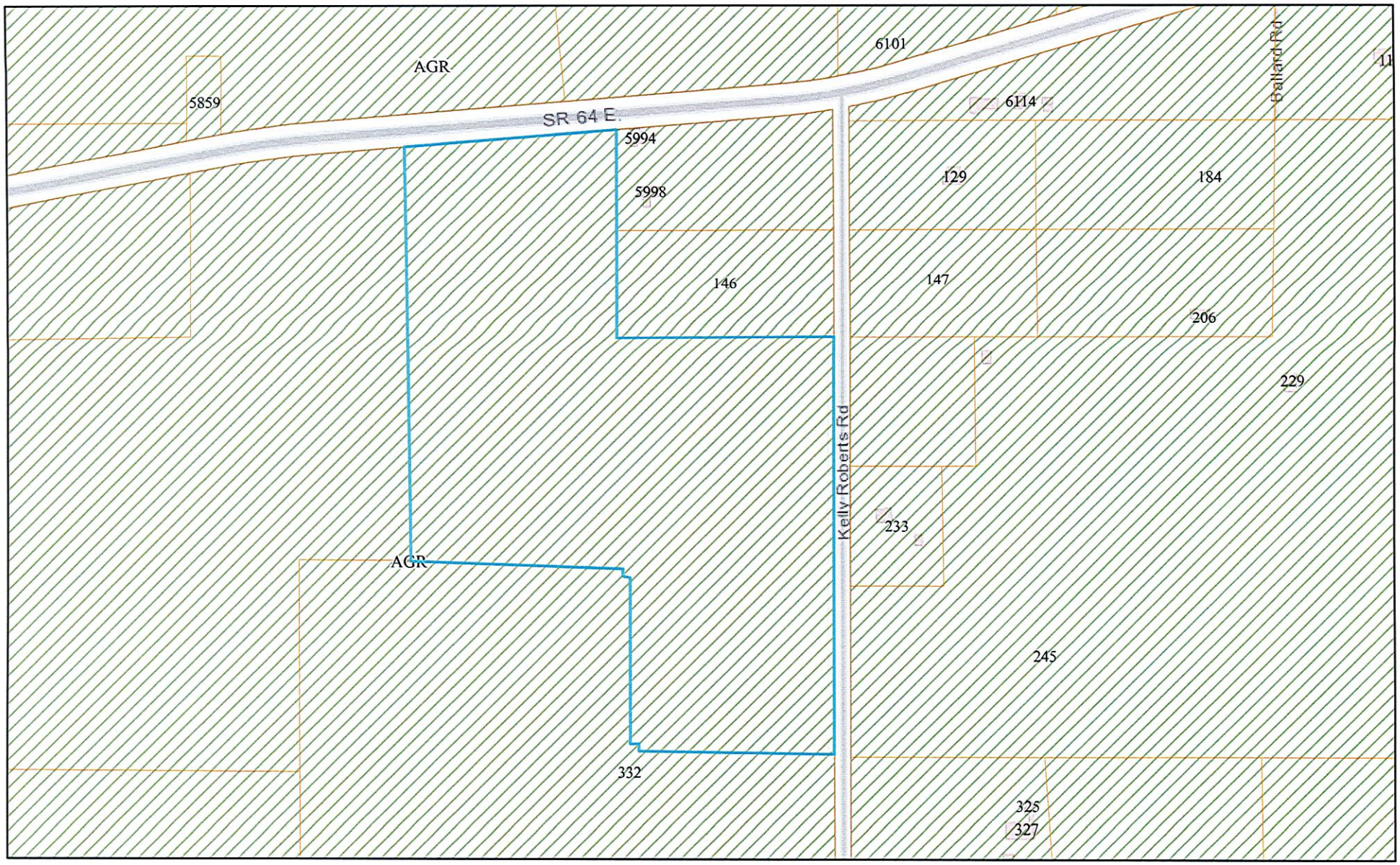
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MC Ranches- FLU Map



7/24/2024, 10:23:12 AM

Address Point | Owner Parcels | Future Land Use: AGRICULTURE

1:5,750

0 0.04 0.09 0.17 mi

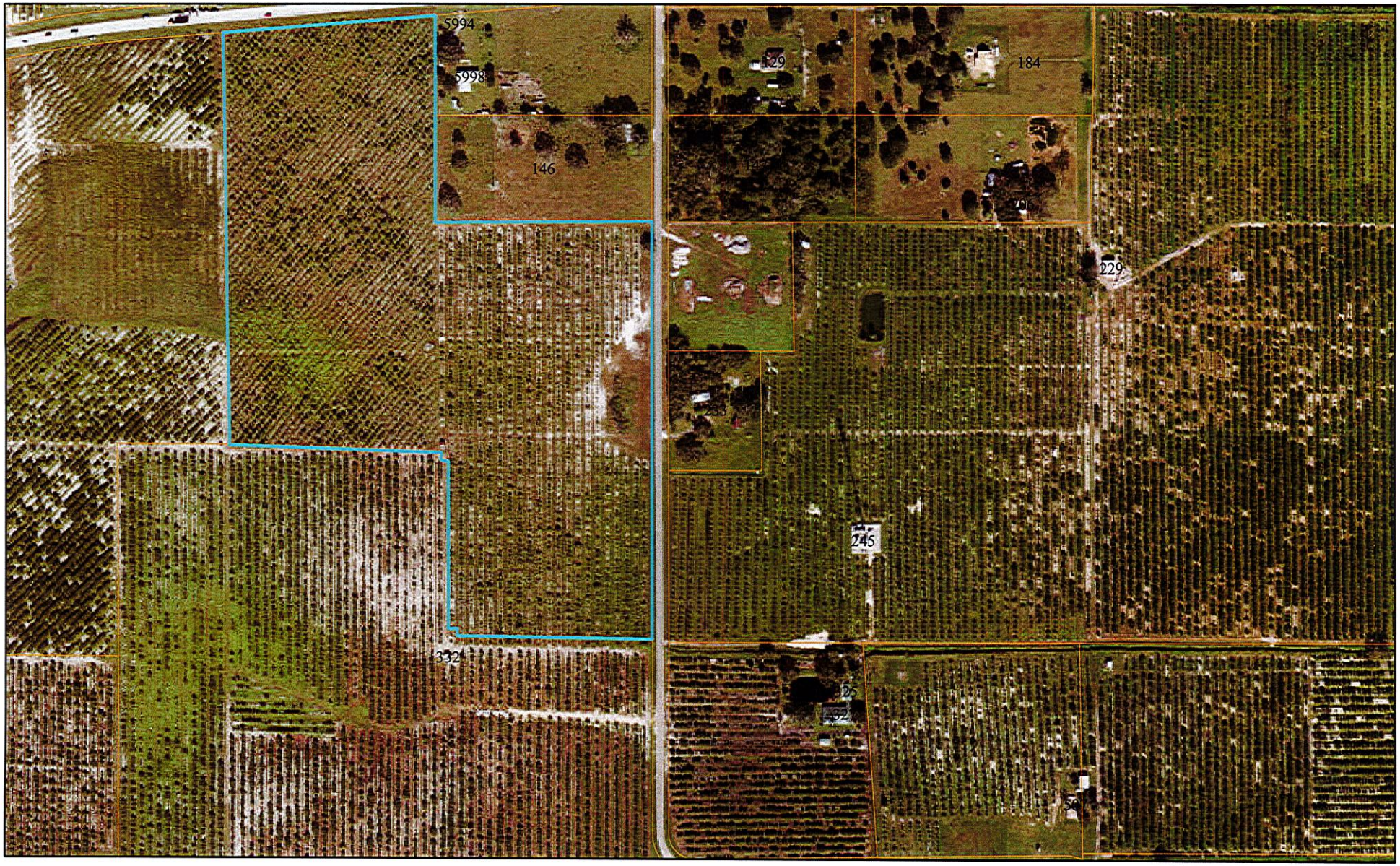
0 0.05 0.1 0.2 km

Esri., Inc., City of Naperville, Illinois

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Aerial Map



7/26/2024, 11:54:38 AM

Address Point

Owner Parcels

1:5,750

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

State of Florida, Maxar

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RECEIVED
MAY 30 2024
BY: JC

HARDEE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

DEVELOPMENT PLANS

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

Agenda No. 24-46

P/Z Board Public Hearing: _____

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

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

Filing an application is not a guarantee of approval.

Property Owner/Title Holder Name: Michael D. Amanda M. Colding & Daniel C. Waite

Property Owner/Title Holder/Mailing Address: 4472 Sweetwater Road Zolfo Springs, FL 33890

Property Owner/Title Holder/Telephone No: 863-781-1698

Property is identified under Parcel I.D./Folio No.: 01-34-26-0000-01220-0000

Zoning: A-1

Future Land Use District:

Acres: 41.155 See Survey

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

To create 6 buildable homesites on 5+ acres that can still be used for Agriculture purposes if the new owner decides not to build.

Requirements

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

ALL FEES ARE NON-REFUNDABLE

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

HARDEE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

DEVELOPMENT PLANS

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

5-24-24
Date

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

5/29/24
Date

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

May 30, 2024
Date

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

==========

Office Use Only

Receipt No. 2000765

650.00
Application Fees

Received By

5/30/24
Date

==========

FORM-PLANNING DEPT APP-09-2021–REVISED

Prepared by and return to:
J. Steven Southwell, II
President
J. Steven Southwell, P.A.
501 West Main Street P.O. Box 1748
Wauchula, FL 33873
863-773-4449
File Number: **Mulcay 101**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **29th** day of **September, 2023** between **Mulcay & Pyle, LLC , a Florida limited liability company** whose post office address is **P.O. Box 325, Wauchula, FL 33873**, grantor, and **Daniel C. Waite, as to an undivided 1/2 interest, and Michael D. Colding and Amanda M. Colding, as tenants by the entireties, as to an undivided 1/2 interest** whose post office address is **3676 173rd Avenue, Maquoketa, IA 52060**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

W1/2 OF NE1/4 OF NW1/4 & NE1/4 OF SE1/4 OF NW1/4 & SE1/4 OF NE1/4 OF NW1/4, Section 1, Township 34 South, Range 26 East, Hardee County, Florida.
LESS: A portion of the NE ¼ of the SE ¼ of the NW ¼ of Section 1, Township 34 South, Range 26 East, Hardee County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of said NE ¼ of SE ¼ of NW ¼ for the POINT OF BEGINNING; Thence N 00°24'23" W along the West line of said NE ¼ of SE ¼ of NW ¼, a distance of 22.00 feet; Thence N 88°54'29" E and parallel with the South line of said NE ¼ of SE ¼ of NW ¼, a distance of 24.00 feet; Thence S 00°24'23" E and parallel with said West line, a distance of 22.00 feet to said South line; Thence S 88°54'29" W along said South line, a distance of 24.00 feet to the POINT OF BEGINNING.

TOGETHER WITH: A portion of the West ½ of the SE ¼ of the NW ¼ of Section 1, Township 34 South, Range 26 East, Hardee County, Florida, being more particularly described as follows: BEGIN at the Northeast corner of said West ½ of SE ¼ of NW ¼ for the POINT OF BEGINNING; Thence S 88°50'19" W along the North line of said W ½ of SE ¼ of NW ¼, a distance of 22.00 feet; Thence S 00°24'23" E and parallel with the East line of said West ½ of SE ¼ of NW ¼, a distance of 24.00 feet; Thence N 88°50'19" E and parallel with said North line, a distance of 22.00 feet to said East line; Thence N 00°24'23" W along said East line, a distance of 24.00 feet to the POINT OF BEGINNING.

Parcel Identification Number: 01-34-26-0000-01220-0000

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

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

Signed, sealed and delivered in our presence:

Witness Name: J. Steve Southwell
Witness Address :

Witness Name: Sandra J. Moore
Witness Address :

Mulcay & Pyle, LLC, a Florida limited liability company

By: _____
Deborah B. Pyle, Managing Member

State of Florida
County of Hardee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 29th day of September, 2023 by Deborah B. Pyle, Managing Member of Mulcay & Pyle, LLC, a Florida limited liability company, on behalf of the company, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

SANDRA J. MOORE
MY COMMISSION # HH 294494
EXPIRES: August 12, 2026

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

APPLICATION FOR CONCURRENCY EVALUATION
Hardee County

This application, together with all required attachments, shall be completed and filed with the Planning and Development Division prior to making application for Site Development Plan, Subdivision, or Building Permit approval. A finding of non-deficiency only entitles the owner to apply for Development permits pursuant to the time parameters established in Article 6 of the Hardee County Land Development Code.

Type or **Print** the following information.

Owner Michael Colding & Daniel Waite	Applicant Michael Colding
Address 4472 Sweetwater Road	Address
Zolfo Springs, FL Zip 33890	Zip
Phone # 863-781-1698	Phone #
PROPERTY DESCRIPTION	
Adjacent Road(s) State Road 64 East & Kelly Roberts Road	
Township 34 Range 26 Section 1	
Subdivision Name MC Ranches Block	Lot/Parcel
Plat Book / Page Number (if applicable)	
PROPOSAL	
☐ Site Development Plan ☑ Subdivision ☐ Building Permit	
DEVELOPMENT INFORMATION	
Acreage/ Lot Dimensions 41.55 (5-10.3 Acres)	Zoning District A-1
☒ Residential Development Allowable A-1 uses	
Type(s) of Units Residential	Maximum Number of Units 1 per lot
☐ Non-Residential Development	
Specific Use(s)	Floor Area or Acreage*

* Other measures of intensity may be substituted as appropriate for the proposed use, such as number of students (schools), seating capacity (churches and theaters), etc.

CONCURRENCY EVALUATION WORKSHEET

TRANSPORTATION FACILITIES

Primary Access Street(s) Kelly Roberts & State Road 64 East

Classification Principal Arterial | Current PHT 9200 AADT

Current V/C and LOS ALOS | Adopted Level of Service Standard D

Required facility improvement scheduled in:

- ☐ 5-Year Schedule of Capital Improvements
- ☐ FDOT Five-Year Work Program (no later than 3rd year)
- ☒ No facility improvement needed

Potential PHT generated by development 57 ADT | V/C ratio & Level of Service with development LOS A

Further evaluation of traffic impacts needed ☐ Yes ☒ No

POTABLE WATER FACILITIES

Is proposed development within an existing potable water service area?

- ☐ Yes (Capacity Certification attached)
  Supplier of potable water service____
- ☒ No

Are facility expansions or improvements needed to service the development?

- ☐ Yes
  - ☐ Needed facilities included in 5-Year Schedule of Capital Improvements
  - ☐ Needed facilities will be provided by applicant
  - ☐ Needed facilities will be provided by other means (explain below)

  _____

  _____
- ☒ No

SANITARY SEWER FACILITIES

Is proposed development within an existing sanitary sewer service area?

- ☐ Yes (Capacity Certification attached)
  Supplier of sanitary sewer service___
- ☒ No (Attach copy of Septic Tank Permit)

Are facility expansions or improvements needed to service the development?

- ☐ Yes
  - ☐ Needed facilities included in 5-Year Schedule of Capital Improvements
  - ☐ Needed facilities will be provided by applicant
  - ☐ Needed facilities will be provided by other means (explain below)

  _____

  _____
- ☒ No

PARKS AND RECREATION FACILITIES (Residential proposals only)	
Potential population of development proposal 15 +/- People	
Existing Level of Service 15 acres per 1000 Resis	Level of Service based on proposal's potential
Additional recreation property/funding required to service development ☐ Yes ☒ No	

SOLID WASTE DISPOSAL
Solid Waste facility to be used:
Adequate facility capacity is available to service the development ☒ Yes (Capacity Certification attached) ☐ No
DRAINAGE N/A
This development is designed such that post-development runoff does not exceed pre-development runoff for a 25-year storm even of 24-hour duration. ☐ Yes (Engineering plans or certification attached) ☐ No

SUMMARY OF CONCURRENCY EVALUATION RESULTS

Using the information provided in items A through F of the worksheet, will the development proposal be served by the following facilities and services with the adopted Level of Service Standards of the Hardee County Comprehensive Plan?

	Yes	No	Unknown (Explain below)
Transportation			_____ _____
Potable Water	N/A		_____ _____
Sanitary Sewer	N/A		_____ _____
Solid Waste	✓		_____ _____
Parks/Recreation	✓		_____ _____
Drainage	N/A		_____ _____

40 AC
W1/2 OF NE1/4 OF NW1/4 & NE1/4 O
NW1/4 & SE1/4 OF NE1/4 OF NW1/4

MULCAY & PYLE LLC/MULCAY WILLIAM T JR
902 WEST PALMETTO STREET
WAUCHULA, FL 33873

2023

01-34-26-0000-01220-0000

HARDEE COUNTY PROPERTY — PAGE 1 of 3 — 900

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 900	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	264
TOTAL LAND VALUE - MARKET	332,500
TOTAL MARKET VALUE	58,794
SOH/AGL Deduction	0
ASSESSED VALUE	58,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,794
TOTAL JUST VALUE	332,764
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,772

DOR CODE	6600	GROVES, ORCHRD
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	26.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0700/1292	3/27/2006	WD	U	V	02	100

GRANTOR: MULCAY WILLIAM T & KA

GRANTEE: MULCAY & PYLE LLC

KELLY ROBERTS RD, ZOLFO SPRINGS

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 05/20/2023 MLU
AG DATE

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	IRR 03	IRRIGATION	0	0	0	0	39.00	UT	0.00	0.00	1	1985	1985	3	1	0	
2	PBN 03	POLE BARN	0	0	16	10	160.00	SF	3.00	3.00	100	1995	1995	3	35	168	
3	RTN 03	RTN WALL	0	0	12	6	72.00	SF	3.60	3.60	100	2001	2001	3	37	96	

LAND DESCRIPTION

TOTAL OB/XF 264

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	66EM	A	E/M ORANGE	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	3,000		2011	05	0	0	0	
2	66EM	A	E/M ORANGE	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	7,500		2008	05	0	0	0	
3	66EM	A	E/M ORANGE	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	3,000		1977	05	0	0	0	
4	66EM	A	E/M ORANGE	0		A-1	0.00	0.00	0.25	AC		1.00	1.00	1.00	1,500.00	1,500.00	375		2000	05	0	0	0	
5	66VO	A	VALENCIA ORA	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	3,000		2008	05	0	0	0	
6	66VO	A	VALENCIA ORA	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	3,000		1995	02	0	0	0	

REVIEW DATE 09/25/2019 BY MC Total Acres: 40.00 Total Land Value: 58,530 Market: 332,500 Agricultural: 58,530 Common: 0 PRINTED 08/16/2023 BY SYS

40 AC
W1/2 OF NE1/4 OF NW1/4 & NE1/4 O
NW1/4 & SE1/4 OF NE1/4 OF NW1/4

MULCAY & PYLE LLC/MULCAY WILLIAM T JR
902 WEST PALMETTO STREET
WAUCHULA, FL 33873

2023

01-34-26-0000-01220-0000

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MARKET ADJUSTMENTS

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HARDEE COUNTY PROPERTY — PAGE 2 of 3 — 900

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SALES DATA

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GRANTEE: MULCAY & PYLE LLC

KELLY ROBERTS RD, ZOLFO SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
7	66VO	A	VALENCIA ORA	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	9,000		2019	05	0	0	0	
8	66VO	A	VALENCIA ORA	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	4,500		2011	05	0	0	0	
9	66VO	A	VALENCIA ORA	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	1,500.00	1,500.00	2,250		2000	02	0	0	0	
10	66VO	A	VALENCIA ORA	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	4,500		1990	02	0	0	0	
11	66VO	A	VALENCIA ORA	0		A-1	0.00	0.00	7.25	AC		1.00	1.00	1.00	1,500.00	1,500.00	10,875		1962	02	0	0	0	
12	66AA	A	BASELAND	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	7,500							

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HARDEE COUNTY PROPERTY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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KELLY ROBERTS RD, ZOLFO SPRINGS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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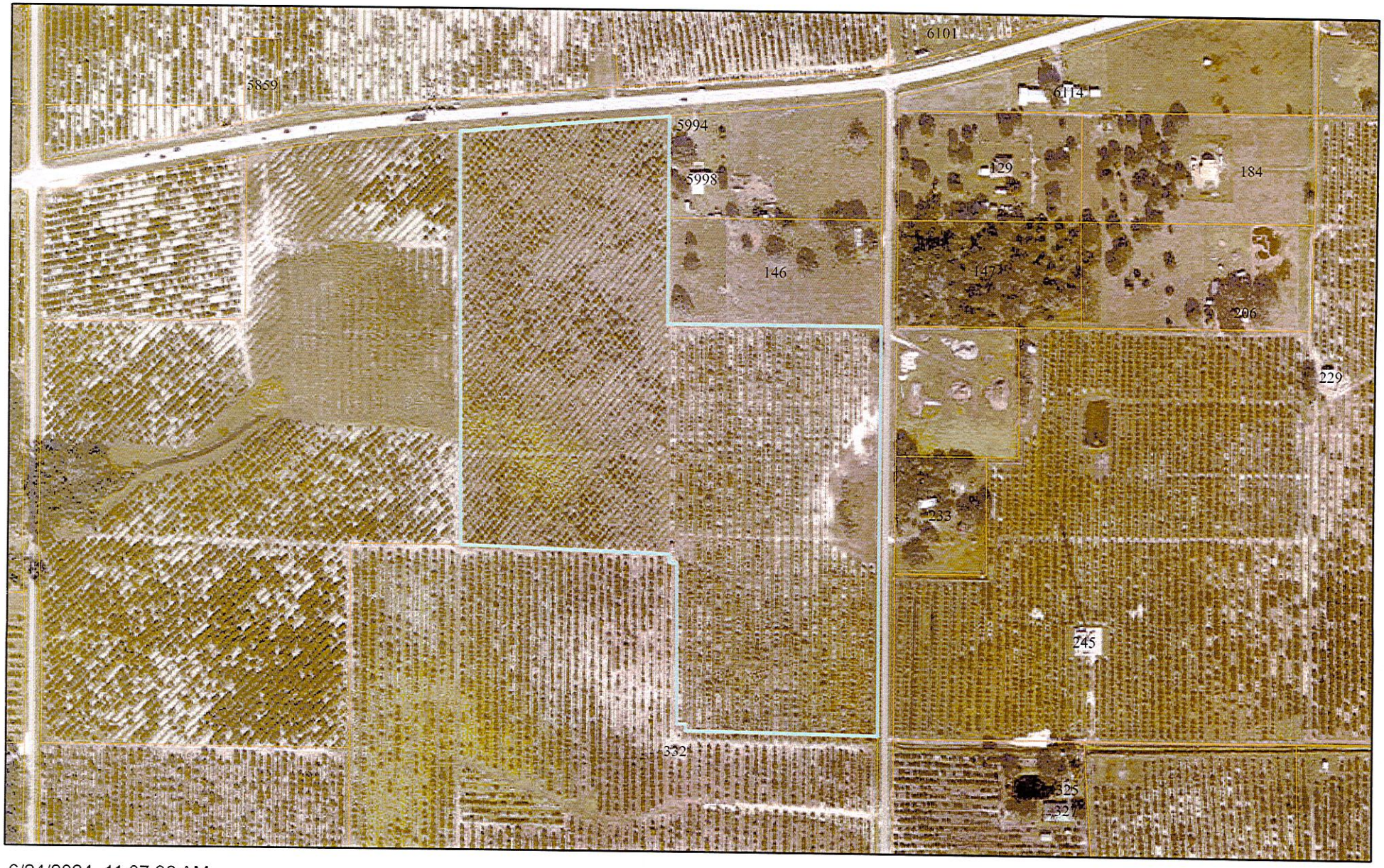
LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
13	5900	A	WASTE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	30.00	30.00	30							
14	9912	M	MKT WETLANDS	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,000	SYS						
15	9910	M	MKT.VAL.AG	0			0.00	0.00	39.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	331,500	SYS						

REVIEW DATE 09/25/2019 BY MC Total Acres: 40.00 Total Land Value: 58,530 Market: 332,500 Agricultural: 58,530 Common: 0 PRINTED 08/16/2023 BY SYS

Aerial Map



6/24/2024, 11:07:36 AM

Address Point

Owner Parcels

1:5,742

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

State of Florida, Maxar

Hardee County GIS

© 2017 Hardee County GIS ALL RIGHTS RESERVED

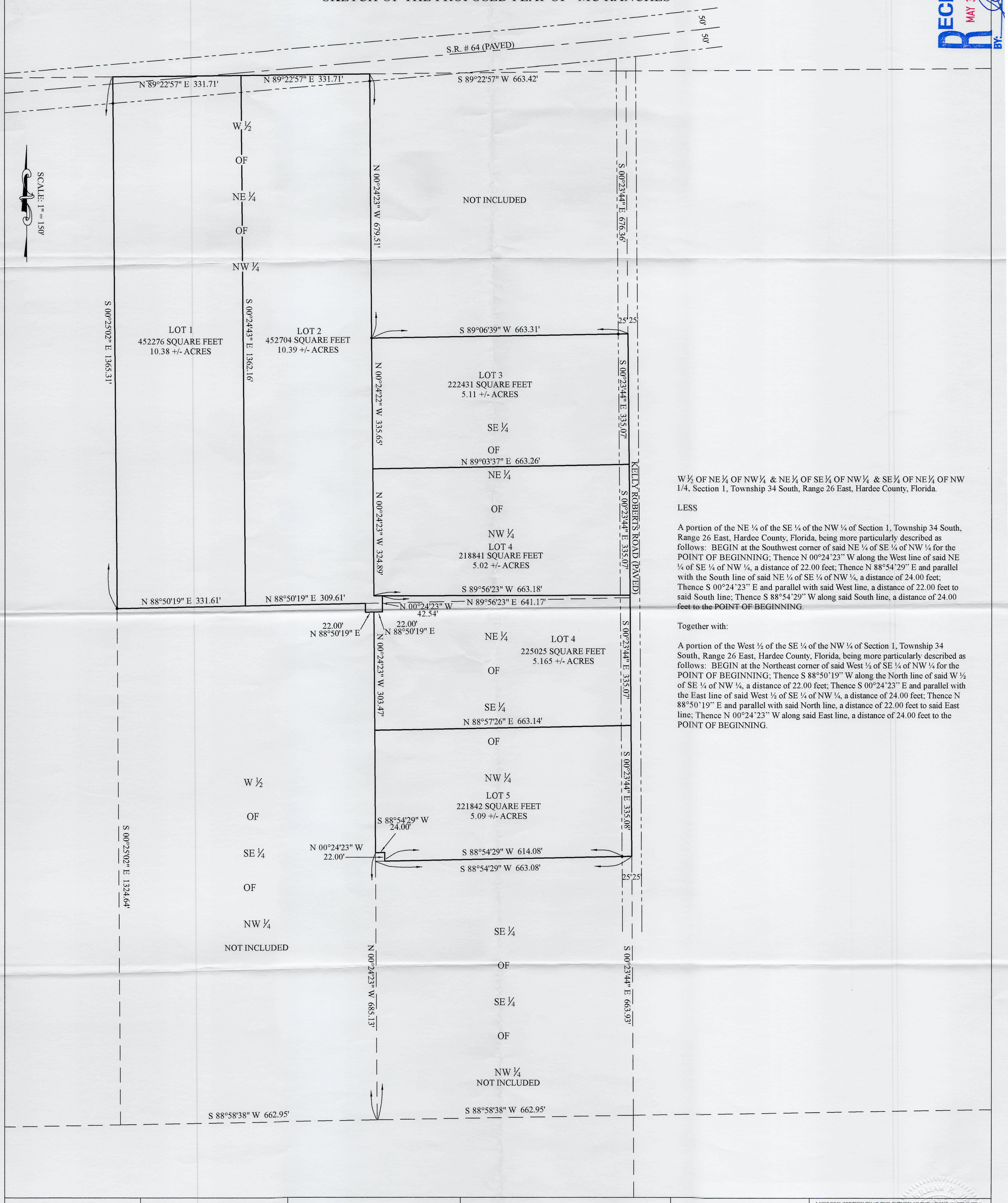
34

HEARTLAND SURVEYING LLC

4142 CREWSVILLE ROAD ZOLFO SPRINGS, FL 33890 863-781-2092

RECEIVED
MAY 30 2024
BY:

SKETCH OF THE PROPOSED PLAT OF "MC RANCHES"



W ½ OF NE ¼ OF NW ¼ & NE ¼ OF SE ¼ OF NW ¼ & SE ¼ OF NE ¼ OF NW 1/4, Section 1, Township 34 South, Range 26 East, Hardee County, Florida.

LESS

A portion of the NE ¼ of the SE ¼ of the NW ¼ of Section 1, Township 34 South, Range 26 East, Hardee County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of said NE ¼ of SE ¼ of NW ¼ for the POINT OF BEGINNING; Thence N 00°24'23" W along the West line of said NE ¼ of SE ¼ of NW ¼, a distance of 22.00 feet; Thence N 88°54'29" E and parallel with the South line of said NE ¼ of SE ¼ of NW ¼, a distance of 24.00 feet; Thence S 00°24'23" E and parallel with said West line, a distance of 22.00 feet to said South line; Thence S 88°54'29" W along said South line, a distance of 24.00 feet to the POINT OF BEGINNING.

Together with:

A portion of the West ½ of the SE ¼ of the NW ¼ of Section 1, Township 34 South, Range 26 East, Hardee County, Florida, being more particularly described as follows: BEGIN at the Northeast corner of said West ½ of SE ¼ of NW ¼ for the POINT OF BEGINNING; Thence S 88°50'19" W along the North line of said W ½ of SE ¼ of NW ¼, a distance of 22.00 feet; Thence S 00°24'23" E and parallel with the East line of said West ½ of SE ¼ of NW ¼, a distance of 24.00 feet; Thence N 88°50'19" E and parallel with said North line, a distance of 22.00 feet to said East line; Thence N 00°24'23" W along said East line, a distance of 24.00 feet to the POINT OF BEGINNING.

PROPERTY ADDRESS:
KELLY ROBERTS ROAD
ZOLFO SPRINGS, FL 33890

SURVEY TYPE: SPECIFIC PURPOSE

SURVEY DATE: 09-27-23

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN ALONG THE WEST LINE OF THE NW ¼ OF SEC. 1, TWP. 34 S., RNG. 26 S. (S 00°24'44" E)

NOTES: I William R Waters, P.S.M., do not guarantee or assume any liability for any easement,right-of-way, setback, reservation, restriction, similar matter or subsurvace structure or utility not physically visible on site or shown on a record plat, of which this survey is described as a part and recorded in the Clerk of the Circuit Court. Government Jurisdiction or wetlands, if, any, have not been located. This survey was prepared without benefit of Abstract of Title and all matters of Titleshould be referred to an Attorney of Law. This survey is not valid unless imprinted with an embossed Surveyor's seal. The date signed only reflects date of signature and not survey. No liability will be taken for usage of this survey by any party not specifically named hereon. This survey does not reflect or determine ownership.

LEGEND:
SEC.=SECTION; TWP.=TOWNSHIP; RG.=RANGE; # & NO.=NUMBER; BK=BOOK; P=PLAT; M=MEASURED FIELD DATA; C=CALCULATED FIELD DATA; D=DEED; FIR=FOUND IRON ROD; FIP=FOUND IRON PIPE; SIR=SET ⅝" IRON ROD; RLS=REGISTERED LAND SURVEYOR; CHD=CHORD; CS=CONCRETE SLAB; CE=COVERED ENTRY; CW=CONCRETE WALK; CLF=CHAIN LINK FENCE; CBS=CONCRETE BLOCK STRUCTURE; A=ARC; R=RADIUS; CB=CHORD BEARING; Δ =DELTA; R/W=RIGHT-OF-WAY; POB=POINT OF BEGINNING

PREPARED FOR:
-Daniel C. Waite
-Michael D. and Amanda M. Colding

SEC. 1 TWP. 34 S. RG. 26 E
SUBDIVISION NAME: _____

JOB #: 8061

I HEREBY CERTIFY THAT THE SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

WILL WATERS
PROFFESIONAL SURVEYOR AND MAPPER
FLA. CERT. NO. 6795

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL.

AGENDA ITEM NO. 8.B

Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE: August 1, 2024

SUBMITTED BY: Jorden Eisenstein, Community Development Department

ITEM TYPE: Appointment

AGENDA SECTION: **APPOINTMENTS**

SUBJECT: **Agenda No. 24-47,** Daniel Waite and Michael Colding, as property owner(s), have submitted an application for a Site Development Plan to facilitate the creation of seven (7) new 5.0 +/- acre lots located between S.R. 64 E and Tom Bryan Rd., on the westside of Lambert Rd.

SUGGESTED ACTION: **Staff recommends APPROVAL.**

ATTACHMENTS:
24-47 SDP--Agenda Packet.pdf

HARDEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

Request for Site Development Plan

Agenda No:	24-47
Request:	Site Development Plan for the development of a seven (7) lot platted subdivision out of a 39.14 acre parcel of land located on the SW corner of S.R. 64 E and Lambert Rd, more particularly described as: Parcel# - 02 34 26 0000 01810 0000 of the Tax Records of Hardee County, Florida.
Applicant/ Property Owner:	Michael & Amanda Colding and Daniel Waite 4472 Sweetwater Rd Zolfo Springs, FL 33890
Location:	South side of SR 64 East, at the southwest corner of 64 and Lambert Road
Parcel Identification:	02 34 26 0000 01810 0000
Site Size:	39.14 +/- acres
Future Land Use:	**Agricultural**
Zoning:	**A-1 (Agriculture)**
Surrounding Land Use:	North: Agriculture South: Agriculture East: Agriculture West: Agriculture
Surrounding Zoning:	North: **A-1** (Agriculture) South: **A-1** (Agriculture) East: **A-1** (Agriculture) West: **A-1** (Agriculture)

Staff Recommendation: Staff recommends **APPROVAL** to the Planning/Zoning Board for a Site Development Plan to subdivide 7 parcels from a total of 39 +/- acres of land located on the SE corner of S.R. 64 E. and Lambert Rd.

Procedure

Section 9.11.06 of the Hardee County ULDC requires all new platted subdivision applications to submit three (3) documents to secure approval: Site Development Plan, Site Construction Plan and a Final Subdivision Plat. The first document, the Site Development Plan, must follow the same procedural requirements as a Site Development Plan for new development as outlined in Section 9.10.00 of the ULDC.

Existing Conditions and Background History

The site of the proposed subdivision is a 39.14 acre parcel that was previously utilized as a citrus grove, and later converted to a watermelon farm. Currently, the property owner is requesting to subdivide the property into seven (7) lots for the purposes of residential and/or agricultural uses.

Staff Analysis

SITE DEVELOPMENT PLAN

Minimum site development requirements include as follows:

Site Development Requirement	Minimum Required	Provided
Lot Size	5 acres	5.94 (Lot 1) 5.56 acres (Lots 4-7) 5.42 acres (Lots 2 & 3)
Lot Width	200 feet	331' +
Setbacks	F-50'/S-25'/R-50'	TBD

Findings of Fact:

- *The site of the request is located in the A-1 zoning district and Agricultural Future Land Use category.*
- *The submitted application is for Parcel ID No. 02* 34 26 0000 01810 0000
- *The site is located on the SW corner of S.R. 64 E. (Principal Arterial) and Lambert Rd (Local). Tom Bryan Rd (Local) borders the southern property line. S.R. 64 E has a 2023 AADT of 9200 trips. 2016 3 Day Traffic Counts along Tom Bryan Rd indicate a total of 147 trips.*
- *There are no public utilities in the area. The site will be serviced by private well and septic, as permitted by the Hardee County Department of Health.*
- *Best available information identifies no flood zones and no wetlands on the site.*
- *This SDP application was reviewed by the Hardee County Development Review Committee (DRC) on July 9, 2024. All comments were addressed.*

Consistency with the Hardee County Comprehensive Plan

Staff finds the use and proposed development consistent with Policy L1.13, which provides for low density residential use, and the intent and purposes of the Hardee County Comprehensive Plan.

Consistency with the Hardee County Unified Land Development Code

Fire

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

Roads and Bridges

Access to the subject properties will be via S.R. 64 E, Lambert Rd and Tom Bryan Rd. Per the ITE Trip Generation Manual (11 Edition), the project will generate 66 average daily trips. Given that the Hardee County Traffic Impact Procedures Manual does not require a traffic study for projecting generating less than 150 trips per day, the project is exempt from the requirement to conduct a traffic impact statement.

Planning

Use: Subdivision of lands are permitted per Section 9.11.00 of the Hardee County Unified Land Development Code. Furthermore, lots created in the A-1 zoning district must have a minimum size of 5 acres, and a minimum lot width of 200 feet. The proposed subdivision lots meet those requirements.

Setbacks: Section 3.03.00(c) of the Hardee County ULDC requires primary structures to have front yard setbacks of 50', side yard setbacks of 25', and rear yard setbacks of 50'. The applicant and/or any future property owners will be required to meet the setbacks on the individual lots.

Signage: No signage is proposed.

Utilities/Health

Water and sewer will be provided to the proposed properties via private well and septic tank, as permitted by the Hardee County Health Department.

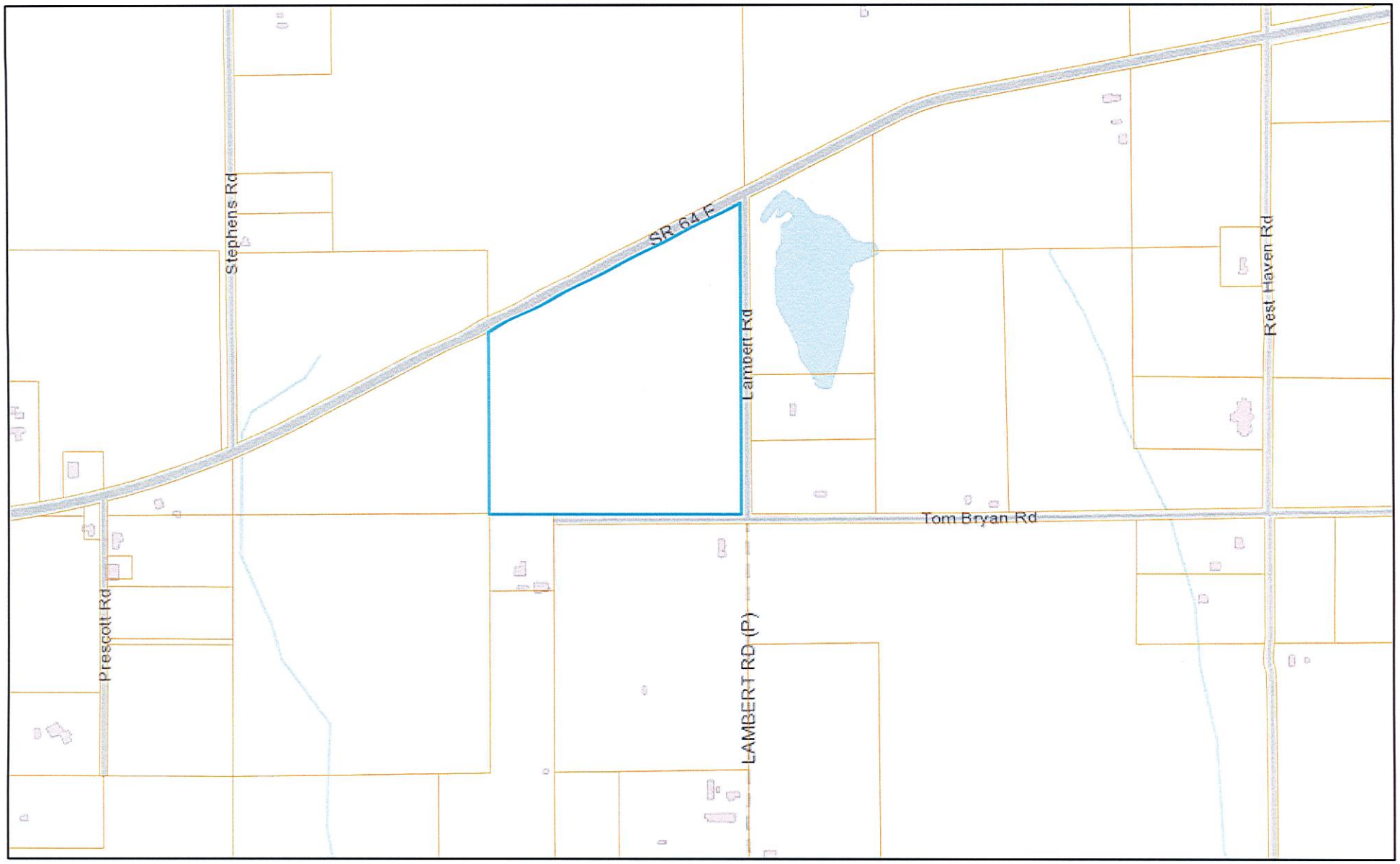
Conclusion:

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

Staff recommends **APPROVAL** to the Planning/Zoning Board of Site Development Plan, Application #24-46, to create a seven (7) lot platted subdivision out of a 39.14 +/- acre parcel of land located on the SW corner of S.R. 64 E and Lambert Rd, more particularly described as Parcel# 02 34 26 0000 01810 0000 of the Tax Records of Hardee County, Florida, subject to the following conditions.

Attachments: **Location Map**
Zoning Map
FLUM

Location Map



7/24/2024, 4:38:17 PM

Owner Parcels

1:9,559

0 0.05 0.1 0.2 mi

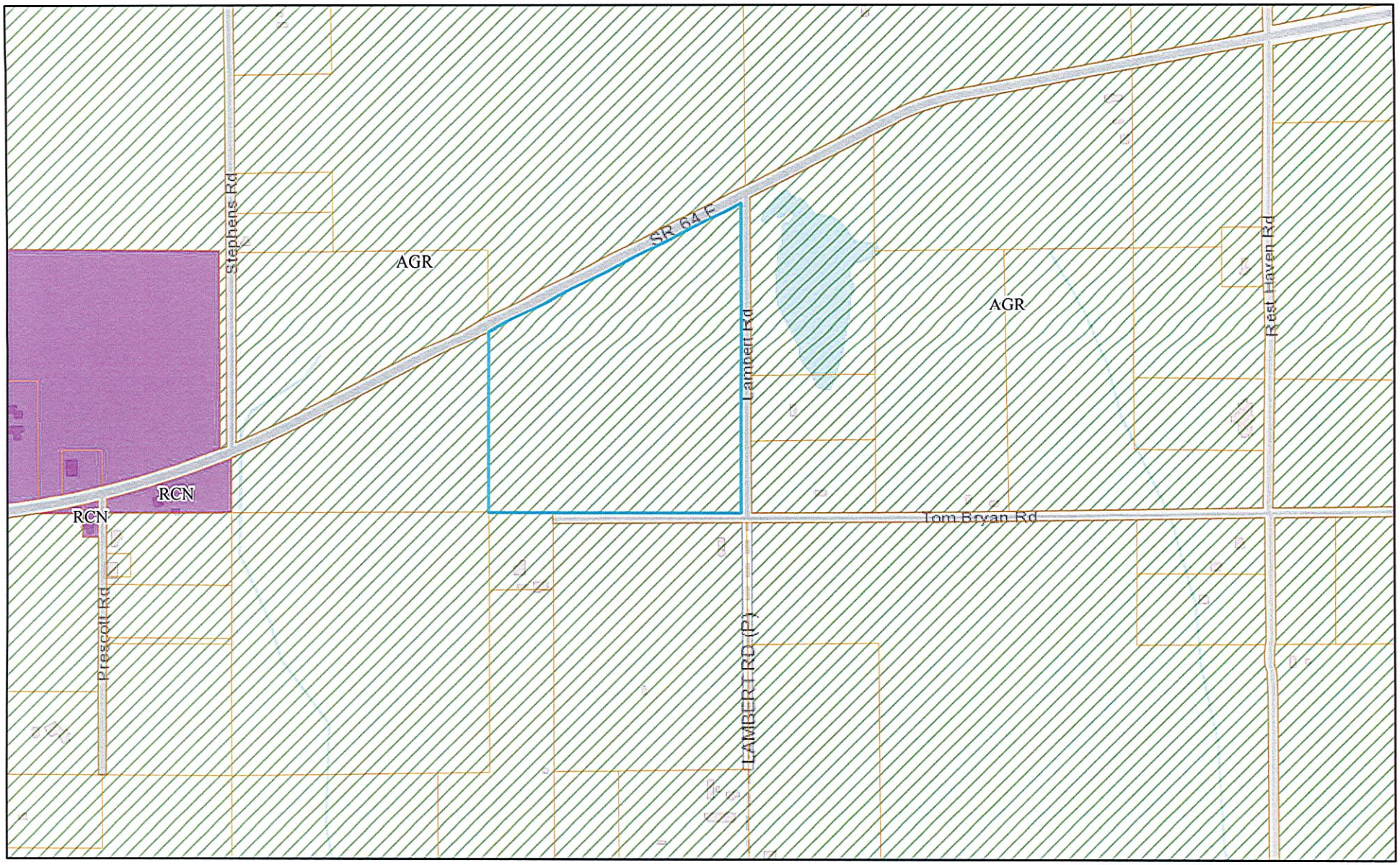
0 0.1 0.2 0.4 km

Esri., Inc., City of Naperville, Illinois

Hardee County GIS

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FLU Map



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Owner Parcels

Future Land Use

AGRICULTURE

RURAL CENTER

1:9,559

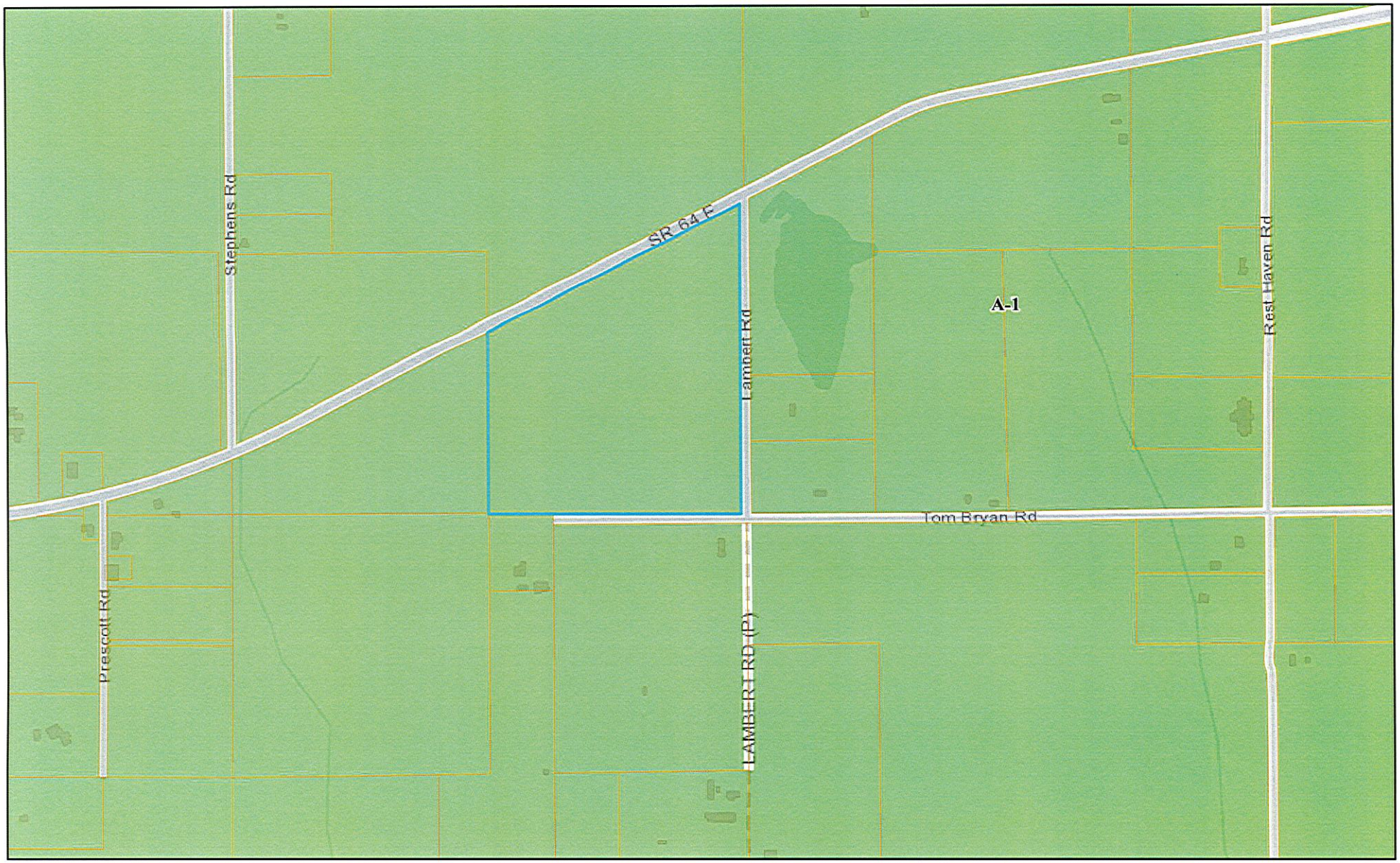
0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Esri., Inc., City of Naperville, Illinois

Hardee County GIS
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Zoning Map



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Owner Parcels

Zoning

A-1 - (Agriculture)

1:9,559

0 0.05 0.1 0.2 mi

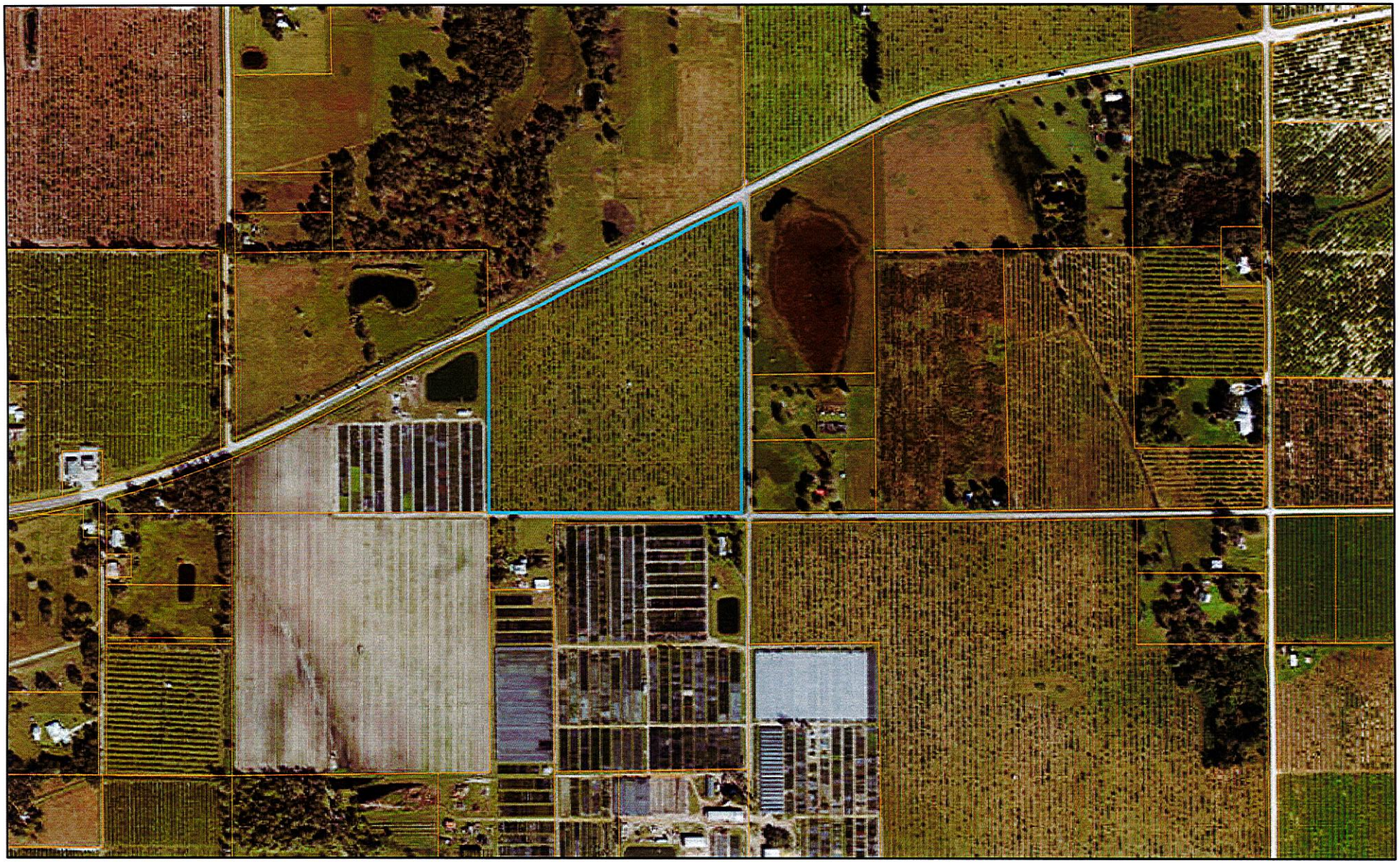
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Esri., Inc., City of Naperville, Illinois

Hardee County GIS

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Aerial Map



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Owner Parcels

1:9,559

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

State of Florida, Maxar

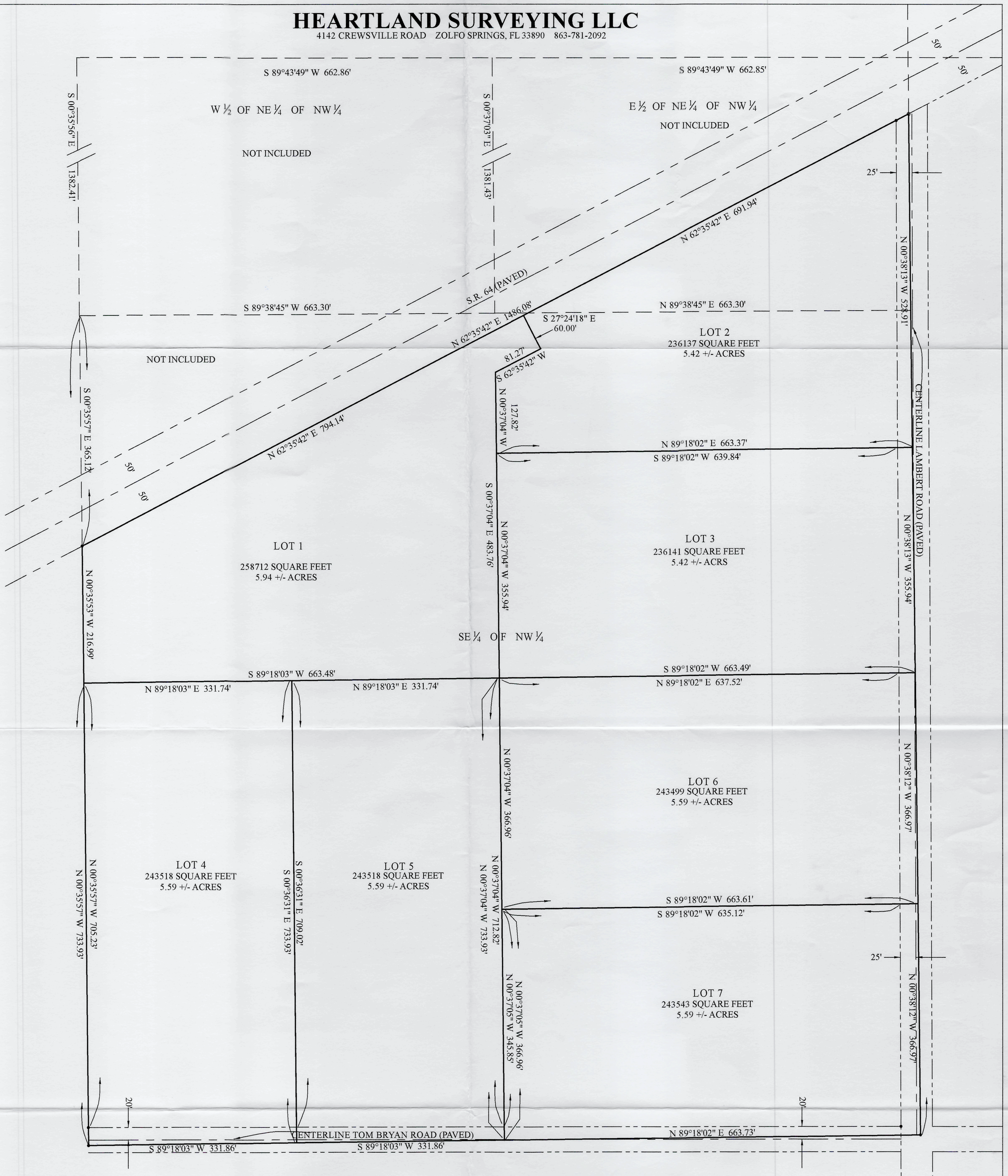
Hardee County GIS

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HEARTLAND SURVEYING LLC

4142 CREWSVILLE ROAD ZOLFO SPRINGS, FL 33890 863-781-2092

SCALE: 1" = 100'



RECEIVED
BY:
MAY 30 2024

SKETCH OF THE PROPOSED PLAT OF "WAITE WAY RANCHETTES"

PROPERTY ADDRESS:
E S.R. 64
ZOLFO SPRINGS, FL

SURVEY TYPE: SPECIFIC PURPOSE

SURVEY DATE: 05-23-24

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN ALONG THE WEST LINE OF THE SE ¼ OF NW ¼ OF SEC. 2, TWP. 34 S., RNG 26 E., (N 00°38'12" W)

NOTES: I William R Waters, P.S.M., do not guarantee or assume any liability for any easement,right-of-way, setback, reservation, restriction, similar matter or subsurvace structure or utility not physically visible on site or shown on a record plat, of which this survey is described as a part and recorded in the Clerk of the Circuit Court. Government Jurisdiction or wetlands, if, any, have not been located. This survey was prepared without benefit of Abstract of Title and all matters of Titleshould be referred to an Attorney of Law. This survey is not valid unless imprinted with an embossed Surveyor's seal. The date signed only reflects date of signature and not survey. No liability will be taken for usage of this survey by any party not specifically named hereon. This survey does not reflect or determine ownership.

LEGEND:
SEC.=SECTION; TWP.=TOWNSHIP; RG.=RANGE; # & NO.=NUMBER; BK=BOOK; P=PLAT; M=MEASURED FIELD DATA; C=CALCULATED FIELD DATA; D=DEED; FIR=FOUND IRON ROD; FIP=FOUND IRON PIPE; SIR=SET ⅝" IRON ROD; RLS=REGISTERED LAND SURVEYOR; CHD=CHORD; CS=CONCRETE SLAB; CE=COVERED ENTRY; CW=CONCRETE WALK; CLF=CHAIN LINK FENCE; CBS=CONCRETE BLOCK STRUCTURE; A=ARC; R=RADIUS; CB=CHORD BEARING; △ =DELTA; R/W=RIGHT-OF-WAY; POB=POINT OF BEGINNING

PREPARED FOR:
-Daniel C. Waite
-Michael D. and Amanda M. Colding

SEC. 2 TWP. 34 S. RG. 26 E
SUBDIVISION NAME: _____

JOB #: 8065

I HEREBY CERTIFY THAT THE SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

WILL WATERS
PROFFESIONAL SURVEYOR AND MAPPER
FLA. CERT. NO. 6795

STATE OF FLORIDA NO. 6795

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL.

HARDEE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

RECEIVED
MAY 30 2024
BY:

DEVELOPMENT PLANS

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

Agenda No. 24-47

P/Z Board Public Hearing: _____

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

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

Filing an application is not a guarantee of approval.

Property Owner/Title Holder Name: Michael D. Amanda M. Cobling & Daniel C Waite

Property Owner/Title Holder/Mailing Address: 4492 Sweetwater Road Zolfo Springs, FL 33890

Property Owner/Title Holder/Telephone No: 863-781-1698

Property is identified under Parcel I.D./Folio No.: 02-34-26-0000-01810-0000

Zoning: A-1

Future Land Use District:

Acres: 39.14 See Survey

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

To create 7 buildable Homesites on 5+ acres that can still be used for Agriculture purposes if the New owners decides not to build.

Requirements

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

ALL FEES ARE NON-REFUNDABLE

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

HARDEE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

DEVELOPMENT PLANS

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

5-24-24
ORIGINAL SIGNATURE REQUIRED Date
Signature of Property Owner/Title Holder of Record
or signature of Authorized Representative with written Authorization attached

Mardy Colding 5/29/24
ORIGINAL SIGNATURE REQUIRED Date
Signature of Property Owner/Title Holder of Record
or signature of Authorized Representative with written Authorization attached

Daniel Waite May 30, 2024
ORIGINAL SIGNATURE REQUIRED Date
Signature of Property Owner/Title Holder of Record
or signature of Authorized Representative with written Authorization attached

==========

Office Use Only

Receipt No. 2000766

675.00 5/30/24
Application Fees Received By Date

==========

FORM-PLANNING DEPT APP-09-2021--REVISED

Prepared by and return to:
J. Steven Southwell, II
President
J. Steven Southwell, P.A.
501 West Main Street P.O. Box 1748
Wauchula, FL 33873
863-773-4449
File Number: **KJams 101**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **29th** day of **September, 2023** between **K-Jams Properties, LLC , a Florida limited liability company** whose post office address is **902 Palmetto St, Wauchula, FL 33873**, grantor, and **Daniel C. Waite, as to an undivided 1/2 interest, and Michael D. Colding and Amanda M. Colding, as tenants by the entireties, as to an undivided 1/2 interest** whose post office address is **3676 173rd Avenue, Maquoketa, IA 52060**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

> **The SE 1/4 of the NW 1/4 and that part of the E1/2 of NE 1/4 of NW 1/4 all South of Avon Park-Wauchula Road, also known as S.R. 64. all in Section 2, Township 34 South, Range 26 East, Hardee County, Florida.**
>
> **Parcel Identification Number: 02-34-26-0000-01810-0000**

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

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

Signed, sealed and delivered in our presence:

Witness Name: J. Steven Sarthwer
Witness Address :

Witness Name: Sandra J. Moore
Witness Address :

K-Jams Properties, LLC, a Florida limited liability company

By: Michael Lowe
Michael Lowe, Authorized Member

State of Florida
County of Hardee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 29th day of September, 2023 by Michael Lowe, Authorized Member of K-Jams Properties, LLC, a Florida limited liability company , on behalf of the company, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

SANDRA J. MOORE
MY COMMISSION # HH 294494
EXPIRES: August 12, 2026

Notary Public

Printed Name: _____

My Commission Expires: _____

APPLICATION FOR CONCURRENCY EVALUATION
Hardee County

This application, together with all required attachments, shall be completed and filed with the Planning and Development Division prior to making application for Site Development Plan, Subdivision, or Building Permit approval. A finding of non-deficiency only entitles the owner to apply for Development permits pursuant to the time parameters established in Article 6 of the Hardee County Land Development Code.

Type or **Print** the following information.

Owner Michael Colding & Daniel Waite	Applicant Michael Colding
Address 4472 Sweetwater Road	Address
Zolfo Springs, FL Zip 33890	Zip
Phone # 863-781-1698	Phone #

PROPERTY DESCRIPTION

Adjacent Road(s) State Road 64 East, Lambert, and Tom Bryan Road		
Township 34	Range 26	Section 2
Subdivision Name Waite Way Ranchettes	Block	Lot/Parcel
Plat Book / Page Number (if applicable)		

PROPOSAL

☐ Site Development Plan ☑ Subdivision ☐ Building Permit

DEVELOPMENT INFORMATION

Acreage / Lot Dimensions 39 Total / 5.4 +/- each	Zoning District A-1
☑ Residential Development and allowable A-1 uses	
Type(s) of Units Residential	Maximum Number of Units 1 per lot
☐ Non-Residential Development	

Specific Use(s)	Floor Area or Acreage*

* Other measures of intensity may be substituted as appropriate for the proposed use, such as number of students (schools), seating capacity (churches and theaters), etc.

CONCURRENCY EVALUATION WORKSHEET

TRANSPORTATION FACILITIES

Primary Access Street(s) Tom Bryan, Lamber ÷ S.R. 64 East.

Classification Principal Arterial	Current PHT 9200 ADT
Current V/C and LOS A LOS	Adopted Level of Service Standard D

Required facility improvement scheduled in:

- ☐ 5-Year Schedule of Capital Improvements
- ☐ FDOT Five-Year Work Program (no later than 3rd year)
- ☑ No facility improvement needed

Potential PHT generated by development 66 ADT	V/C ratio & Level of Service with development LOS A

Further evaluation of traffic impacts needed ☐ Yes ☑ No

POTABLE WATER FACILITIES

Is proposed development within an existing potable water service area?

- ☐ Yes (Capacity Certification attached)
  Supplier of potable water service____
- ☑ No

Are facility expansions or improvements needed to service the development?

- ☐ Yes
  - ☐ Needed facilities included in 5-Year Schedule of Capital Improvements
  - ☐ Needed facilities will be provided by applicant
  - ☐ Needed facilities will be provided by other means (explain below)

  _____

  _____
- ☑ No

SANITARY SEWER FACILITIES

Is proposed development within an existing sanitary sewer service area?

- ☐ Yes (Capacity Certification attached)
  Supplier of sanitary sewer service___
- ☑ No (Attach copy of Septic Tank Permit)

Are facility expansions or improvements needed to service the development?

- ☐ Yes
  - ☐ Needed facilities included in 5-Year Schedule of Capital Improvements
  - ☐ Needed facilities will be provided by applicant
  - ☐ Needed facilities will be provided by other means (explain below)

  _____

  _____
- ☑ No

PARKS AND RECREATION FACILITIES (Residential proposals only)	
Potential population of development proposal	15 +/- people
Existing Level of Service 15 acres per 1000 resid.	Level of Service based on proposal's potential
Additional recreation property/funding required to service development	☐ Yes ☑ No

SOLID WASTE DISPOSAL
Solid Waste facility to be used: HC Landfill via private hauler
Adequate facility capacity is available to service the development ☑ Yes (Capacity Certification attached) ☐ No
DRAINAGE N/A
This development is designed such that post-development runoff does not exceed pre-development runoff for a 25-year storm even of 24-hour duration. ☐ Yes (Engineering plans or certification attached) ☐ No

SUMMARY OF CONCURRENCY EVALUATION RESULTS

Using the information provided in items A through F of the worksheet, will the development proposal be served by the following facilities and services with the adopted Level of Service Standards of the Hardee County Comprehensive Plan?

	Yes	No	Unknown (Explain below)
Transportation			_____ _____
Potable Water	N/A		_____ _____
Sanitary Sewer	N/A		_____ _____
Solid Waste	✓		_____ _____
Parks/Recreation	✓		_____ _____
Drainage	N/A		_____ _____

Hardee County Solid Waste Department
685 Airport Road ♦ Wauchula, FL 33873
Telephone: (863) 773-5089 ♦ Fax: (863) 773-3907

Date: May 31, 2024

To: Mikey Colding, Hometown Realty

From: Ryan Sonnenberg, Solid Waste Director

Re: Capacity Certification

Hardee County Solid Waste landfill has an expected life capacity of 22 years at the average daily intake of 50 tons of MSW class 1 waste. I am certifying that we will have plenty of room for the material you plan to bring as a part of your Parcel ID 01-34-26-0000-01220-0000 for the properties at the intersections of St Rt 64 and Kelly Roberts Road and the intersections of St Rt 64 and Lambert Road in Hardee County, Florida.

38.56 AC
SE1/4 OF NW1/4 LYING S OF ST RD
PART OF E1/2 OF NE1/4 OF NW1/4 S

K-JAMS PROPERTIES LLC
2527 SUMMITVIEW DRIVE
LAKELAND, FL 33812

2023

02-34-26-0000-01810-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

HARDEE COUNTY PROPERTY

PAGE 1 of 3 900

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 900	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	390
TOTAL LAND VALUE - MARKET	321,685
TOTAL MARKET VALUE	57,039
SOH/AGL Deduction	0
ASSESSED VALUE	57,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,039
TOTAL JUST VALUE	322,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,325

DOR CODE	6600	GROVES, ORCHRD
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	26.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

E ST RD 64, ZOLFO SPRINGS

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE 05/20/2023 MLU
AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0695/0911	12/27/2005	WD	U	V	01	100
GRANTOR: MILDRED G BALLANTYNE						
GRANTEE: K-JAMS PROPERTIES L						
0695/0754	12/14/2005	PR	U	V	01	100
GRANTOR: BALLANTYNE ROY I ESTA						
GRANTEE: MULCAY KATHERINE B						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	IRR 03	IRRIGATION	0	0	0	0	38.50	UT	0.00	0.00	1	1984	1984	3	1	0	
2	PBN 03	POLE BARN	0	0	12	14	168.00	SF	3.00	3.00	100	1984	1984	3	35	176	
3	C/S 03	CONC SLB	0	0	12	14	168.00	SF	2.10	2.10	100	1984	1984	3	35	123	
4	RTN 03	RTN WALL	0	0	6	12	72.00	SF	3.60	3.60	100	1995	1995	3	35	91	

LAND DESCRIPTION

TOTAL OB/XF 390

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	66VO	A	VALENCIA ORA	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	4,500		2010	04	0	0	0	
2	66VO	A	VALENCIA ORA	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	4,500		2008	02	0	0	0	
3	66EM	A	E/M ORANGE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	1,500	2006 AG CLASS	1993	02	0	0	0	
4	66EM	A	E/M ORANGE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	1,500		1972	02	0	0	0	
5	66VO	A	VALENCIA ORA	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	6,000		1993	02	0	0	0	
6	66VO	A	VALENCIA ORA	0		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	1,500.00	1,500.00	6,750		1990	02	0	0	0	

REVIEW DATE 09/27/2018 BY MC Total Acres: 38.56 Total Land Value: 56,649 Market: 321,685 Agricultural: 56,649 Common: 0 PRINTED 08/16/2023 BY SYS

38.56 AC
SE1/4 OF NW1/4 LYING S OF ST RD
PART OF E1/2 OF NE1/4 OF NW1/4 S

K-JAMS PROPERTIES LLC
2527 SUMMITVIEW DRIVE
LAKELAND, FL 33812

2023

02-34-26-0000-01810-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

HARDEE COUNTY PROPERTY

 900

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 900	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	390
TOTAL LAND VALUE - MARKET	321,685
TOTAL MARKET VALUE	57,039
SOH/AGL Deduction	0
ASSESSED VALUE	57,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,039
TOTAL JUST VALUE	322,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,325

DOR CODE	6600	GROVES, ORCHRD
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	26.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

E ST RD 64, ZOLFO SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2023 MLU
INC DATE		AG DATE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0695/0911	12/27/2005	WD	U	V	01	100
GRANTOR: MILDRED G BALLANTYNE						
GRANTEE: K-JAMS PROPERTIES L						
0695/0754	12/14/2005	PR	U	V	01	100
GRANTOR: BALLANTYNE ROY I ESTA						
GRANTEE: MULCAY KATHERINE B						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
7	66VO	A	VALENCIA ORA	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	3,000		2012	04	0	0	0	
8	66VO	A	VALENCIA ORA	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	3,000		2014	04	0	0	0	
9	66VO	A	VALENCIA ORA	0		A-1	0.00	0.00	9.75	AC		1.00	1.00	1.00	1,500.00	1,500.00	14,625		1972	02	0	0	0	
10	66VO	A	VALENCIA ORA	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	4,500		2012	04	0	0	0	
11	66VO	A	VALENCIA ORA	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	1,500.00	1,500.00	750		2001	02	0	0	0	
12	66AA	A	BASELAND	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	6,000							

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2023

02-34-26-0000-01810-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

HARDEE COUNTY PROPERTY — PAGE 3 of 3 — 900

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: BALLANTYNE ROY I ESTA						
GRANTEE: MULCAY KATHERINE B						

E ST RD 64, ZOLFO SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2023 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
13	5900	A	WASTE	0		A-1	0.00	0.00	0.81	AC		1.00	1.00	1.00	30.00	30.00	24							
14	9912	M	MKT WETLANDS	0			0.00	0.00	0.81	AC		1.00	1.00	1.00	1,000.00	1,000.00	810	SYS						
15	9910	M	MKT.VAL.AG	0			0.00	0.00	37.75	AC		1.00	1.00	1.00	8,500.00	8,500.00	320,875	SYS						

REVIEW DATE 09/27/2018 BY MC Total Acres: 38.56 Total Land Value: 56,649 Market: 321,685 Agricultural: 56,649 Common: 0 PRINTED 08/16/2023 BY SYS

Aerial Map



6/24/2024, 11:02:59 AM

Address Point

Owner Parcels

1:4,780

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

State of Florida, Maxar

Hardee County GIS

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