



PLANNING AND ZONING BOARD MEETING AGENDA

Monday, June 15, 2026 at 5:30 PM

Historic City Hall, Commission Chambers – 225 East Main Street, Suite 105

www.cityofwauchula.gov

INVOCATION

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

MINUTES FOR APPROVAL

- 1.** Minutes for March 16, 2026 Planning and Zoning Meeting

PUBLIC COMMENT / NON-AGENDA ITEMS

ORDINANCES

- 2.** Ordinance 2026-10 Zoning Amendment for Hardee BOCC US 17

ITEMS TO DISCUSS

OLD BUSINESS

REMINDERS

ADJOURNMENT



PLANNING AND ZONING BOARD MEETING MINUTES

Monday, March 16, 2026 at 5:30 PM

Historic City Hall, Commission Chambers – 225 East Main Street, Suite 105

www.cityofwauchula.gov

INVOCATION

PLEDGE OF ALLEGIANCE

CALL TO ORDER

Meeting was Called to Order by Gary Phillips @ 5:00pm

ROLL CALL

PRESENT

Donna Steffens

Garry Phillips

William Dowden

Also, Present

Melodie Kincaid, City of Wauchula, Deputy City Clerk

Kyle Long, City of Wauchula-Community Development Director

ABSENT

Thomas Stanton

MINUTES FOR APPROVAL

1. Minutes for 02/16/2026 Planning and Zoning Meeting

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Phillips

ITEMS TO DISCUSS

2. 116 W Main St Mural

Prior to discussing this item, Kyle went over Codes with Board Members so they better understand in making their decision. Kyle presented documentation for the mural project at 116 W. Main Street.

After discussion the Board Voted

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Steffens, Phillips, Dowden

3. 131 W Main St Mural

Kyle presented documents and images for the mural project at 131 W. Main Street.

After discussion, the board voted

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Steffens, Phillips, Dowden

4. EAR Based Amendments Agenda Report

Stephanie with CFRPC made presentation of details and information on this item
This is just for information purposes only, there will not be any voting today on this item.

Includes information on framework, how the city will grow, develop, resources, schools, infrastructure, etc to be reviewed every 7 years. Details on a comp plan, general house keeping items, updates, etc.

No discussion was had and no questions from the board

5. Preliminary Plat - Gardens at Midtown

Stephanie with CFRPC presented details and information on this item

After going over conditions, with Sara Evers via Zoom, Brian Hunter of Hunter Engineering had questions about Condition #3

Jackie Meeks, Treasurer of Wauchula Womens Club spoke her concerns about the trees on the property. Hunter provided blueprint of the property and went over the plan with the existing trees.

Motion was made by Steffens to approve removing the word "NOT" in Condition 3
2nd made by Dowden

All were in favor to remove the word "NOT" in condition #3

ORDINANCES

6. Ordinance 2026-06 FLUM Amendment for 119 Ohio Avenue

Stephanie with CFRPC presented details and information on this item.

Kyle added information about the applicant

After further discussion

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Steffens, Phillips, Dowden

7. Ordinance 2026-07 Zoning Amendment for 119 Ohio Avenue

Stephanie with CFRPC presented details and information on this Rezone

After further discussion

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Steffens, Phillips, Dowden

8. Ordinance 2026-09 Subdivision Regulation Modification

Stephanie with CFRPC presented details and information on this item.

There was no additional discussion

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Steffens, Phillips, Dowden

PUBLIC COMMENT / NON-AGENDA ITEMS

No Public Comments of Non Agenda Items

OLD BUSINESS

No Old Business to discuss

REMINDERS

None

ADJOURNMENT

Phillips adjourned meeting @ 6:12pm

Garry Phillips, Chair

Melodie D. Kincaid, Deputy City Clerk



**CITY OF WAUCHULA
ZONING AMENDMENT
STAFF REPORT & PROPOSED AMENDMENTS**

TO: City of Wauchula Planning and Zoning Board

PREPARED BY: Central Florida Regional Planning Council

AGENDA DATE: June 15, 2026

REQUESTED ACTION: **AN APPLICANT-INITIATED ZONING MAP AMENDMENT – East of US Highway 17, west of Heard Bridge Road, north of Bell Street, and south of Tropicana Street (parcel numbers 33-33-25-0000-09780-0000 and 33-33-25-0000-08410-0000).**

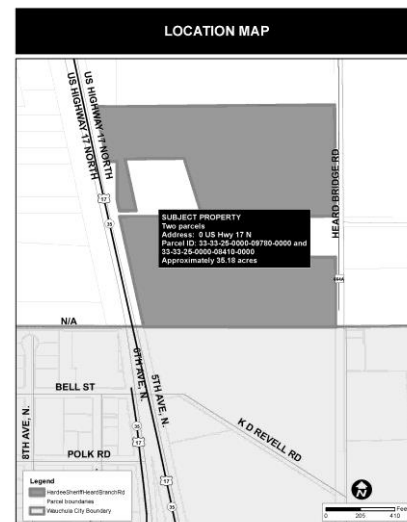
Ordinance 2026-10: An applicant-initiated request to amend the **Zoning Map** from 17.3 acres County General Commercial (C-2) and 17.4 acres County Agriculture (A-1) to 11.7 acres Planned Unit Development (PUD) and 23.0 acres Agriculture (AG) on approximately 35.18 acres located East of US Highway 17, west of Heard Bridge Road, north of Bell Street, and south of Tropicana Street (parcel numbers 33-33-25-0000-09780-0000 and 33-33-25-0000-08410-0000).

BACKGROUND:

The Hardee County Board of County Commissioners (applicant) is requesting the assignment of a City of Wauchula Zoning designation on a 35.18-acre property (two parcels) that was recently annexed into the City. They are requesting a Zoning District of Planned Unit Development (PUD) and Agriculture (AG) to facilitate the development of a new Hardee County Sheriff's Office Administration building and jail.

ZONING REQUEST

The applicant is requesting a Zoning Map amendment from 17.3 acres of County General Commercial (C-2) and 17.4 acres of County Agriculture (A-1) to 11.7 acres City Planned Unit Development (PUD) and 23.0 acres Agriculture (AG).



EXISTING ZONING

Hardee County Land Development Code, Section 3.04.01 – Agriculture (A-1):

The primary purpose of this zoning district is to provide areas in Hardee County for the primary practice of unlimited agriculture, very low density residential, low intensity commercial services, industrial, public and community services, and recreation and open space land uses. Recreation uses are consistent and compatible with the Agriculture (A-1) district, when the primary function is public or private, not-for-profit recreation.

Hardee County Land Development Code, Section 3.04.10 – General Commercial (C-2):

The primary purpose of this zoning district is to provide areas in Hardee County for the establishment of major commercial centers serving the needs of the community and the region. Other land uses encouraged in the district include: professional offices, limited medium density residential, light industrial, public and community services and recreation facilities land uses.

PROPOSED ZONING

City of Sebring Code of Ordinances , Sec 26-144 – Planned Unit Development:

The planned development ("PD") district is designed to allow an applicant to submit a developmental proposal for consideration, and to allow the city council to approve any proposal which it determines to be in the best interest of the public, along with any conditions, requirements or limitations thereon which the council deems advisable. PD districts are intended to:(1)Promote more efficient and economic uses of land;(2)Provide opportunities for design innovations by individual planned developments which are not provided for or allowed in other zoning districts;(3)Encourage flexibility in design and permit planned integration of multiple uses and structures;(4)Encourage uses of land which reduce transportation impacts;(5)Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under conventional land development procedures;(6)Lower development and building costs by permitting smaller lots, networks of utilities, and streets and the use of more economical building types and shared facilities; and(7)Accomplish more desirable living and working environments than would be possible through the strict application of the minimum requirements of the city's other zoning and subdivision regulations..

PROPERTY INFORMATION

The request includes two parcels totaling approximately 35.18 acres. The property has a Future Land Use designation of County Town Center and zoning designations of County

General Commercial (C-2) and County Agriculture (A-1). The property owner is requesting the City assign a Zoning District of Planned Unit Development (PUD) on 11.7 acres and Agriculture (AG) on 23.0 acres to facilitate the development of a new Hardee County Sheriff's Office Administration building and jail in the PUD portion of the property.



Property 0 US Hwy 17 N (Google Maps March 2025)

COMPREHENSIVE PLAN COMPATIBILITY AND ZONING COMPATIBILITY:

Table 1 includes the density/intensity for the amendment to the Future Land Use Map request.

**Table 1:
Analysis of Impacts from Proposed Zoning Map Amendment**

	Existing Zoning: Hardee C-2 (17.3 acres) and Hardee A-1 (11.7 acres)	Proposed FLU: City PUD (11.7 acres) and City AG (23.0 acres)
Density/Intensity	Hardee C-2: 2.0 FAR Hardee A-1*: 1.0 DU/5ac	City PUD: 0.24 FAR City AG*: 1.0 DU/2 ac
Density Potential	1,507,176 sf non- residential and 2 DU	122,316 sf non-residential and 11 DU
Difference	Decrease of 1,384,860 sf non-residential and increase of 9 dwelling units	

*Calculations for Agriculture do not include all uses allowed under Agricultural zoning

The proposed Zoning is consistent with the Future Land Use. The proposed zoning provides consistency with the surrounding area based on the Future Land Uses and zoning on nearby

properties, setbacks, and buffering. More information is available in the Land Use Analysis located below.

Land Use Analysis:

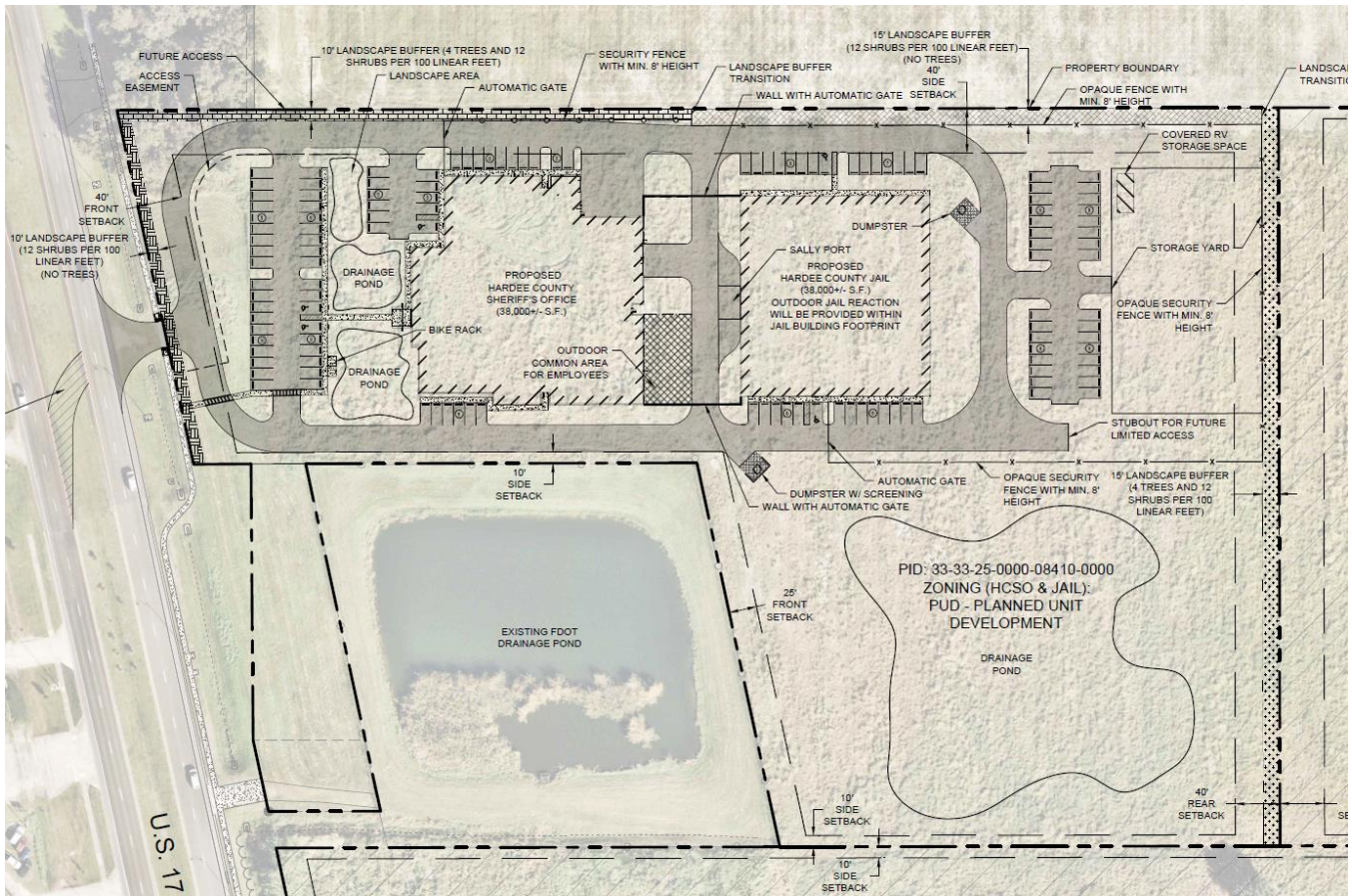
The Land Use Matrix below outlines the existing and proposed Future Land Use and zoning of the subject portion of the property, the existing Future Land Use and zoning of adjacent properties, and the existing land use of the subject and adjacent properties. The property to the south is in Wauchula and the property to the north, east, and west are in unincorporated Hardee County.

Land Use Matrix

Northwest	North	Northeast
FLU: County TC ZONING: County C-2 EXISTING USE: Commercial	FLU: County TC ZONING: County C-2 and County A-1 EXISTING USE: Agriculture	FLU: County TC ZONING: County A1 EXISTING USE: Agriculture
West	Subject Property	East
FLU: County TC ZONING: County C-2 EXISTING USE: Commercial	EXISTING FLU: PSP ZONING: County C-2 and County A-1 PROPOSED ZONING: PUD and AG EXISTING USE: Agriculture	FLU: County TC ZONING: County A-1 EXISTING USE: Residential and Agriculture
Southwest	South	Southeast
FLU: COM ZONING: C-1 EXISTING USE: Commercial	FLU: PSP ZONING: PSP EXISTING USE: Public	FLU: LDR ZONING: R-3 EXISTING USE: Residential

Zoning Amendment – PUD





The Planned Unit Development portion of the proposed amendment will include the Hardee County Sheriff's Office and the jail. The PUD includes buffering as illustrated on the Master Development Plan as illustrated below.



PROPOSED PUD DEVELOPMENT REQUIREMENTS AND SPECIAL CONDITIONS

The Hardee County Resiliency Hub PUD will meet the following conditions.

1. The Planned Unit Development shall meet the following requirements as established in the Master Development Plan (Exhibit "C") and as shown below.

BUILDING SETBACKS (MINIMUM)	
PLANNED UNIT DEVELOPMENT	
FRONT:	40'
SIDE (S):	10'
SIDE (N):	40'
REAR:	40'
AG - AGRICULTURE	
FRONT:	25'
SIDE:	10' (12.5' FOR TWO STORIES)
REAR:	40'
BUILDING MAXIMUM HEIGHT	
PLANNED UNIT DEVELOPMENT	
TWO STORIES (MAX. HEIGHT = 40')	
AG - AGRICULTURE	
40'	
LANDSCAPE BUFFERS (MINIMUM)	
	10' LANDSCAPE BUFFER (4 TREES AND 12 SHRUBS PER 100 LINEAR FEET)
	15' LANDSCAPE BUFFER (12 SHRUBS PER 100 LINEAR FEET) (NO TREES)
	15' LANDSCAPE BUFFER (4 TREES AND 12 SHRUBS PER 100 LINEAR FEET)
	10' LANDSCAPE BUFFER (12 SHRUBS PER 100 LINEAR FEET) (NO TREES)
PARKING	
GENERAL REQUIRED PARKING (1 PER 400 SF GFA)	95 SPACES
TOTAL PROPOSED PARKING	125 SPACES
ADA PARKING REQUIRED	5 SPACES
ADA PARKING PROPOSED	5 SPACES
BIKE PARKING	
BIKE PARKING REQUIRED (1 PER 10 AUTOMOBILE PARKING. SPACES PER SECTION 3.03.03)	10 SPACE
BIKE PARKING PROPOSED	10 SPACE
FLOOR AREA RATIO (FAR)	
MAX FLOOR AREA RATION (FAR) PROPOSED:	0.24
LOT COVERAGE PERCENTAGE	
MAX LOT COVERAGE PERCENTAGE PROPOSED:	17.9%
OPEN SPACE	
REQUIRED OPEN SPACE:	30%
PROPOSED OPEN SPACE:	50.4%

2. The maximum building height of 40 feet shall not apply to accessory vertical elements, including but not limited to observation decks and similar structures.

3. The +/-3,438 sf area depicted on the Master Development Plan as the employee outdoor common area may be utilized for future expansion of the Hardee County Sheriff's Office, provided such development remains within the designated common area. Future expansion within this area shall be permitted without a PUD amendment, subject to compliance with all applicable development standards as noted on the site plan.

4. The 50 percent common recreational space requirement per Section 2.02.02.15(F)(4) shall not be provided, as such space is not compatible with or necessary for the correctional facility use.
5. If connected to the area in the PUD, the future driveway connection in the Agricultural Zoned area adjacent to Heard Bridge Road shall be limited to emergency access only. In the event the drive aisle is extended to connect the PUD to Heard Bridge Road, such modification shall constitute a PUD amendment and shall require formal review and approval in accordance with the applicable procedures.
6. Landscaping and Buffering. The following conditions are illustrated on the Master Development Plan.
 - a. US 17 Boundary: In consideration of the operational characteristics of the government and correctional facility use and the internal landscaping and drainage pond features, the PUD conditions amend the landscaping requirements along the property boundary fronting U.S. 17, pursuant to Sections 2.02.02.15(I) and 3.07.07.05(A), are to preserve visibility. The boundary fronting U.S. 17 shall provide a 10-foot landscape buffer and 12 shrubs per 100 linear feet.
 - b. Northern Property Boundary: From the western property boundary to Landscape Buffer Transition (prior to the gate for the Sally Port), a 10-foot wide landscape buffer with 4 trees and 12 shrubs per 100 linear feet shall be provided. From the Landscape Transition Buffer (prior to the gate for the Sally Port) to the eastern boundary of the property, a 15-foot wide landscape buffer opaque fence and 12 shrubs per 100 feet and no trees shall be provided. Trees are not provided in this buffer for security reasons related to the jail.
 - c. Eastern PUD Boundary. The eastern PUD boundary shall include a 30-foot-wide landscape buffer centered on the PUD boundary line, extending 15 feet on either side, with an opaque fence and a minimum of 4 trees and 12 shrubs per 100 linear feet.
7. A 12-foot to 20-foot tall (including rason wire related to the jail) opaque fence shall be provided as illustrated on the Master Development Plan. When placed with landscape buffers, the fence shall be located inside all landscape buffers. The design, location, and configuration of the automatic security fence is subject to modification and shall be finalized at the time of site and development.
8. Internal traffic circulation located behind the automatic security fence may be modified and shall be finalized at the time of site and development, subject to review by the Sheriff and the Development Director. Modifications to internal circulation within the secured area shall not be considered a PUD amendment, as such adjustments do not alter external traffic patterns or trip generation.
9. The location of the dumpster, situated behind the automatic security fence, shall be configured in accordance with the final internal circulation layout.

10. Prior to site and development, the Applicant shall coordinate with the City to ensure the proposed Hardee County Sheriff's Office and Hardee County Jail building designs are consistent, to the extent practicable, with the intent and applicable provisions of Section 2.06.00. Alternative façade materials and design standards may be considered recognizing the operational requirements and security limitations associated with the correctional facility use.
11. A formal analysis of traffic impacts will be required prior to development, with a methodology to be agreed upon between the applicant, City, and other applicable review agencies.
12. Lighting will be minimized to the greatest extent possible to limit impacts on surround properties.

Public Facilities and Services Analysis:

The following is a summary analysis of the potential impacts on existing public facilities and services.

Potable Water

The City will provide potable water to the site. Water lines are located adjacent to the property. The owner/developer will be responsible for the cost of any improvements related to the development of the subject property.

Sanitary Sewer

The City will provide sanitary sewer for the site. Sanitary sewer lines are located adjacent to the property. The owner/developer will be responsible for the cost of any improvements related to the development of the subject property.

Transportation/Traffic:

The site is bordered by US 17 on the west and Heard Branch Road on the east. US 17 is a state-maintained road and Heard Branch Road adjacent to the property is county-maintained. As the project moves forward to rezoning and site plan review, the applicant would have to coordinate with the FDOT and the County regarding access permits and impacts to the system.

A traffic study that considers all proposed land uses was submitted as part of the proposed amendment. A preliminary review indicates that there is sufficient capacity on the surrounding road network to accommodate the development.

A formal analysis of traffic impacts will be required prior to development, with a methodology to be agreed upon between the applicant, City, and other applicable review agencies. Such an analysis will provide specific roadway and operational improvements required for the development to be built, as well as the applicant's contribution toward such improvements.

Emergency Services

Emergency services facilities are all in close proximity to the subject property. Police, fire, and Hospital are located within a 5-mile radius.

Schools

The proposed Planned Unit Development does not include any residential development. The proposed Agricultural Zoning would permit residential development. Any proposed residential development would have to demonstrate compliance with school capacity requirements.

Recreation/Open Space:

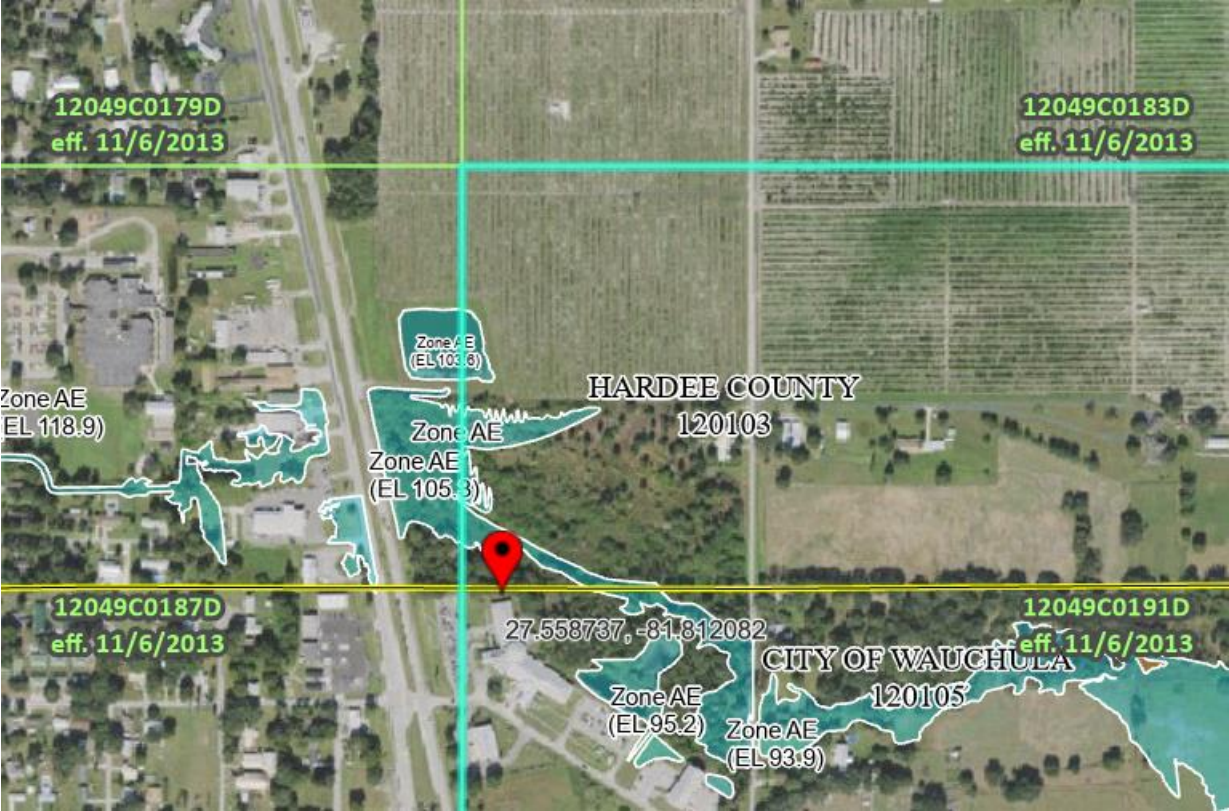
Consistent with the Land Development Code, the proposed Planned Unit Development is required to provide a minimum of 30 percent recreation and open space, 50 percent of which should be common recreational space. The Master Development Plan includes xx percent open space. The applicant is requesting a condition for the PUD related to the common recreational space due to the use of the property as a jail and sheriff's office.

The proposed residential PUD includes the required recreation and open space. A minimum of approximately XX percent of the required open space shall be provided as common recreational space in lieu of the 50 percent requirement of Section 2.02.02.15(F)(4).

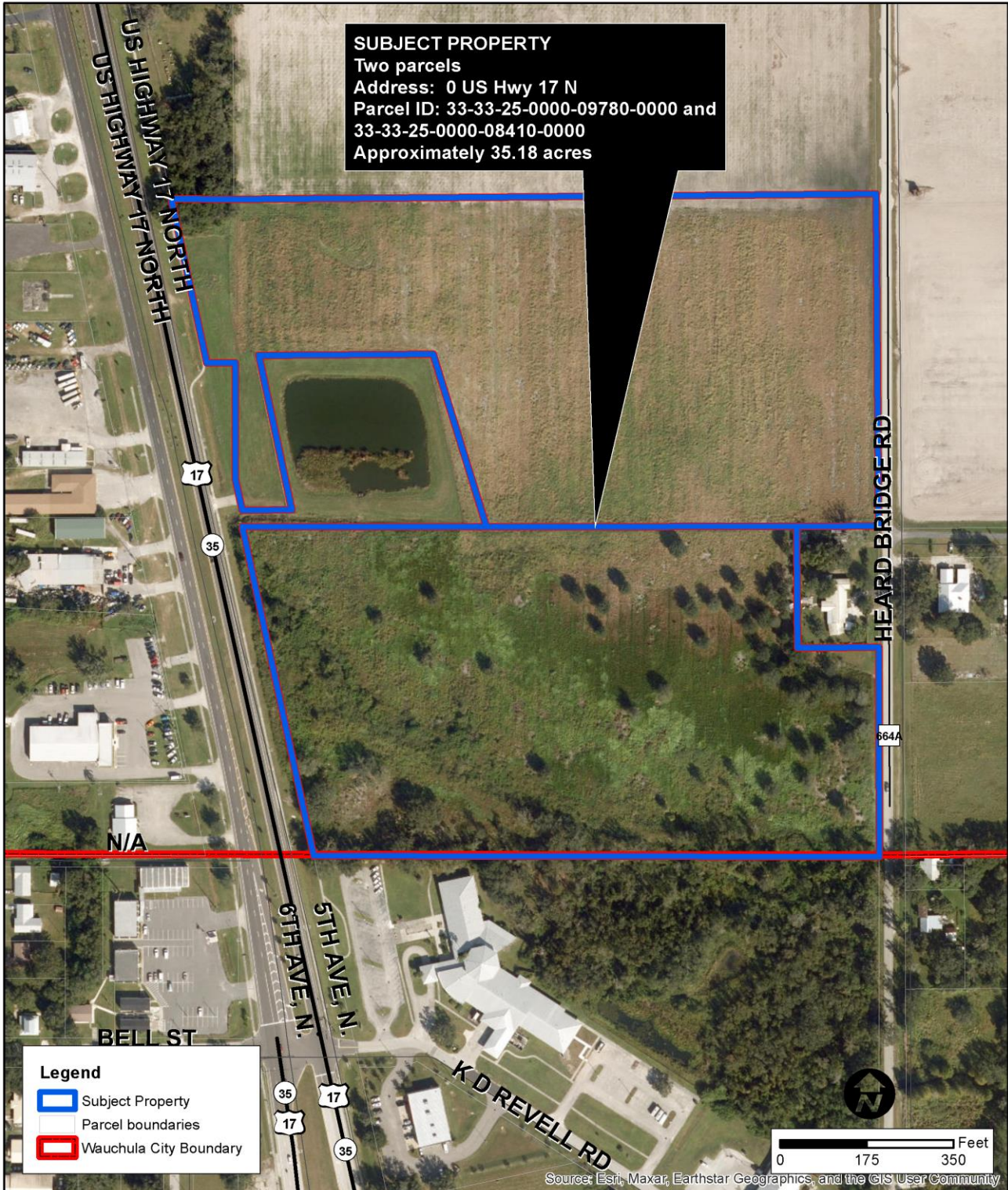
The portion of the property to be zoned Agriculture would have to meet recreation and open spaces at time of development.

Environmental

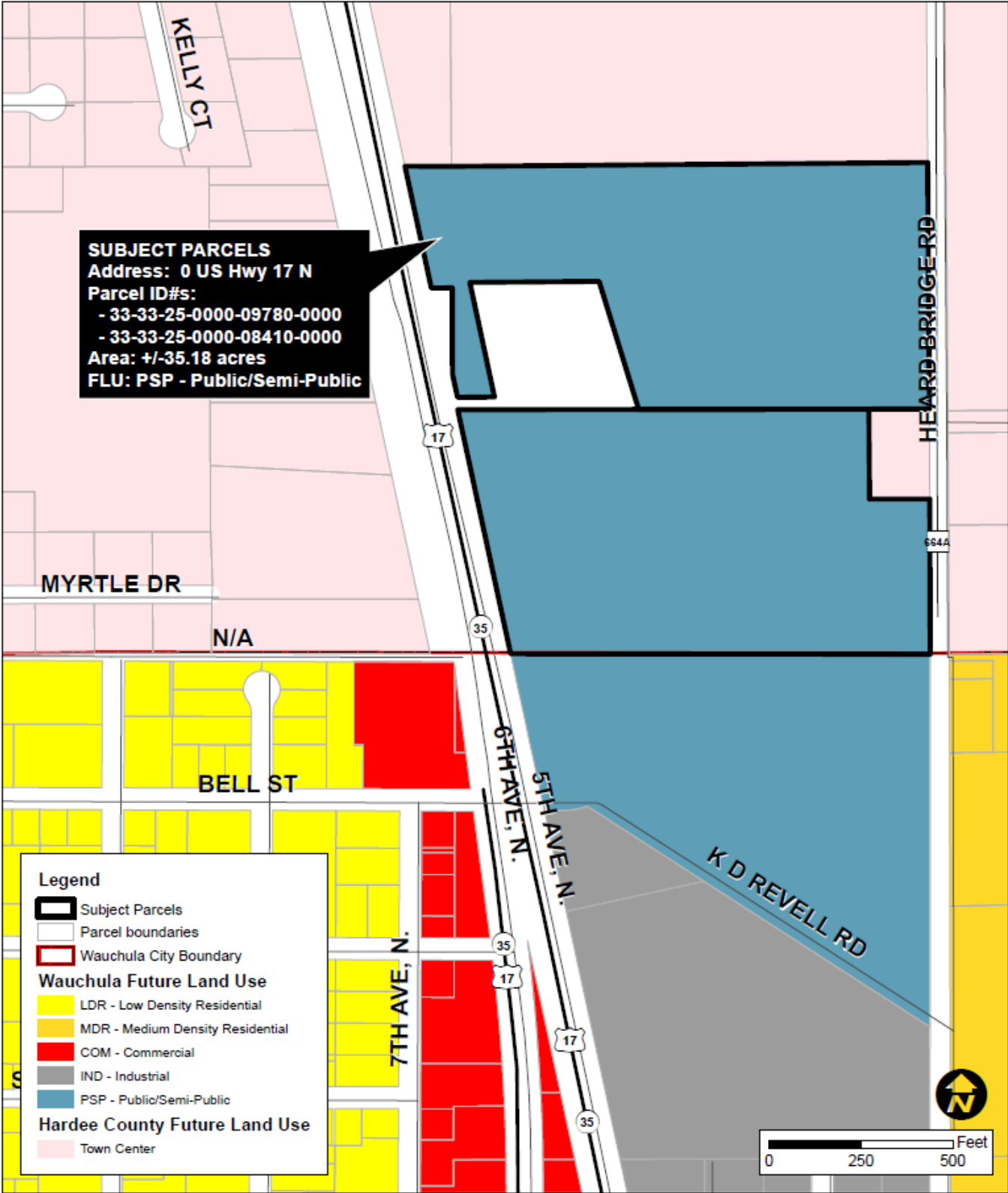
According to the FEMA FIRM maps (see snipit below), portions of the site are located in a FEMA Flood Zone AE. Development of the site will have to meet the requirements of Section 5.01.00 of the Land Development Code.



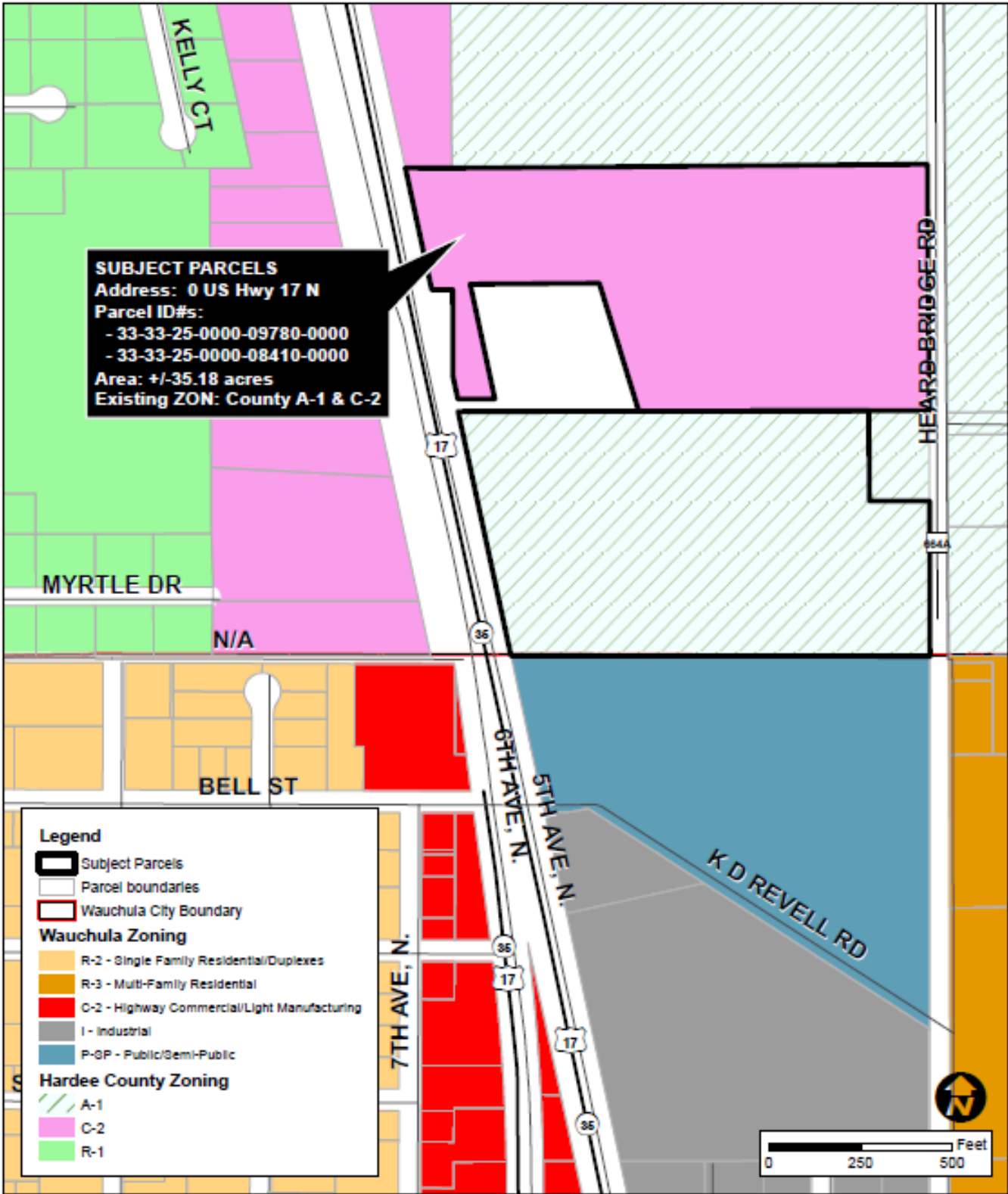
AERIAL MAP EXISTING



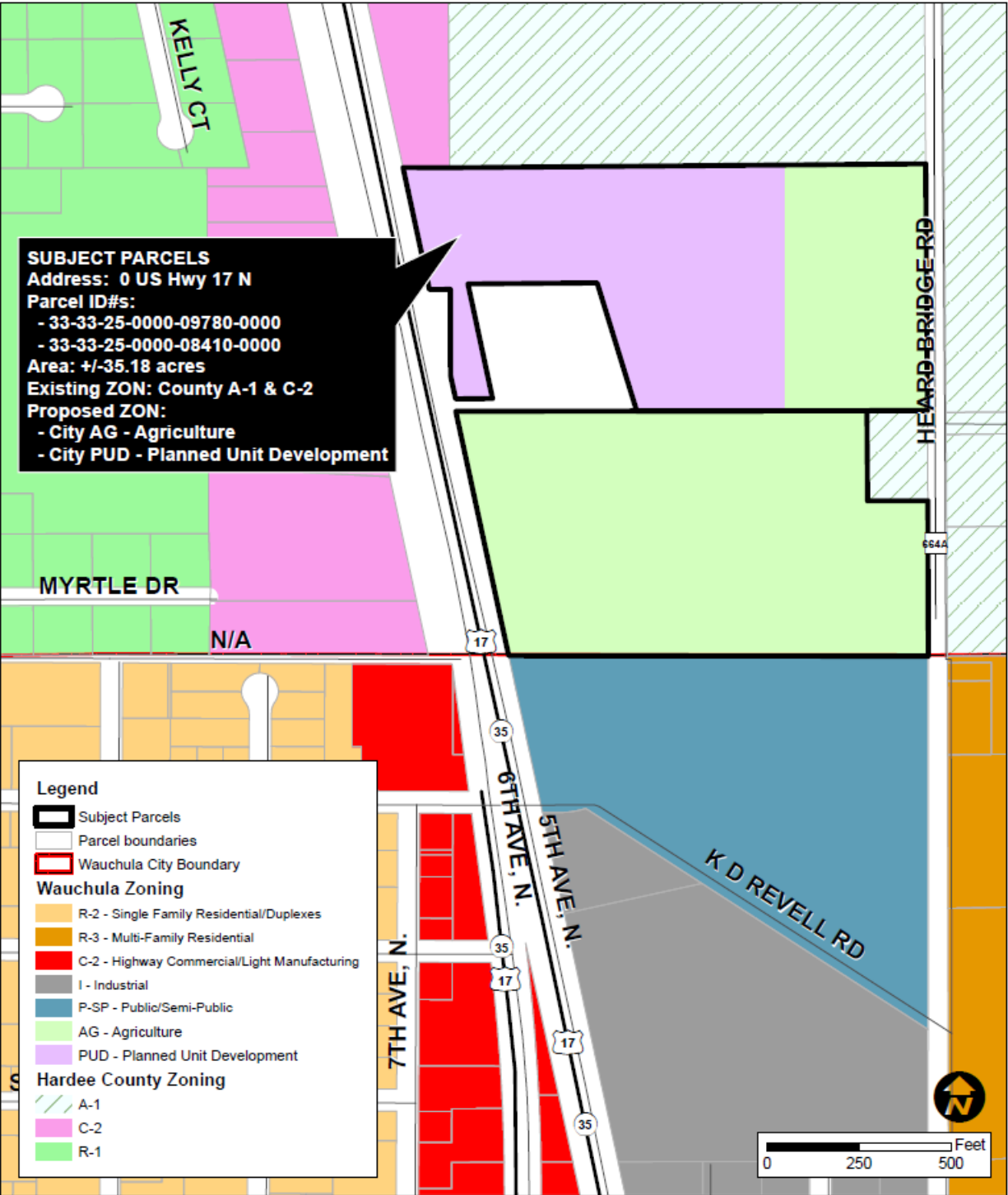
FUTURE LAND USE MAP



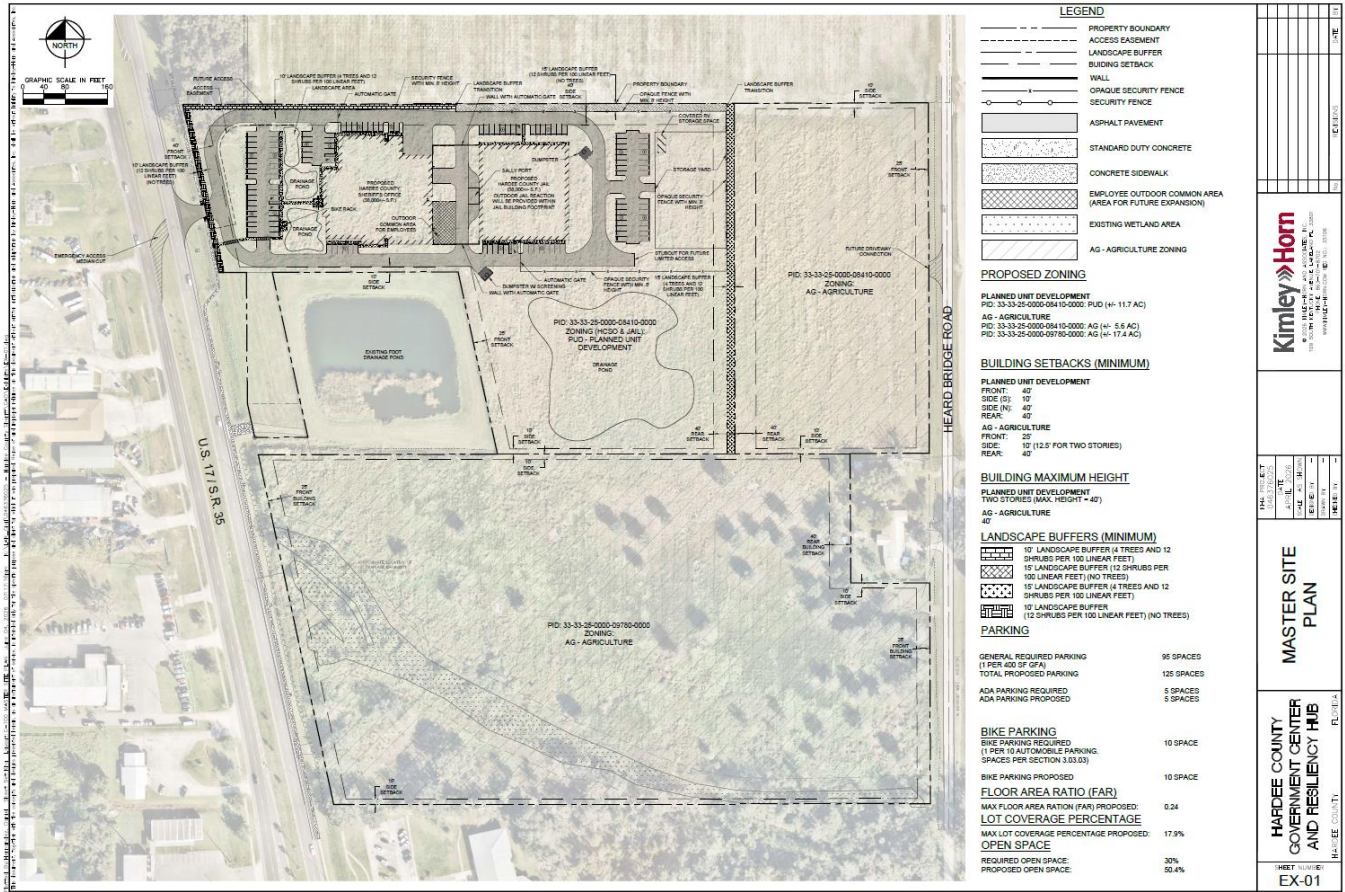
EXISTING ZONING MAP



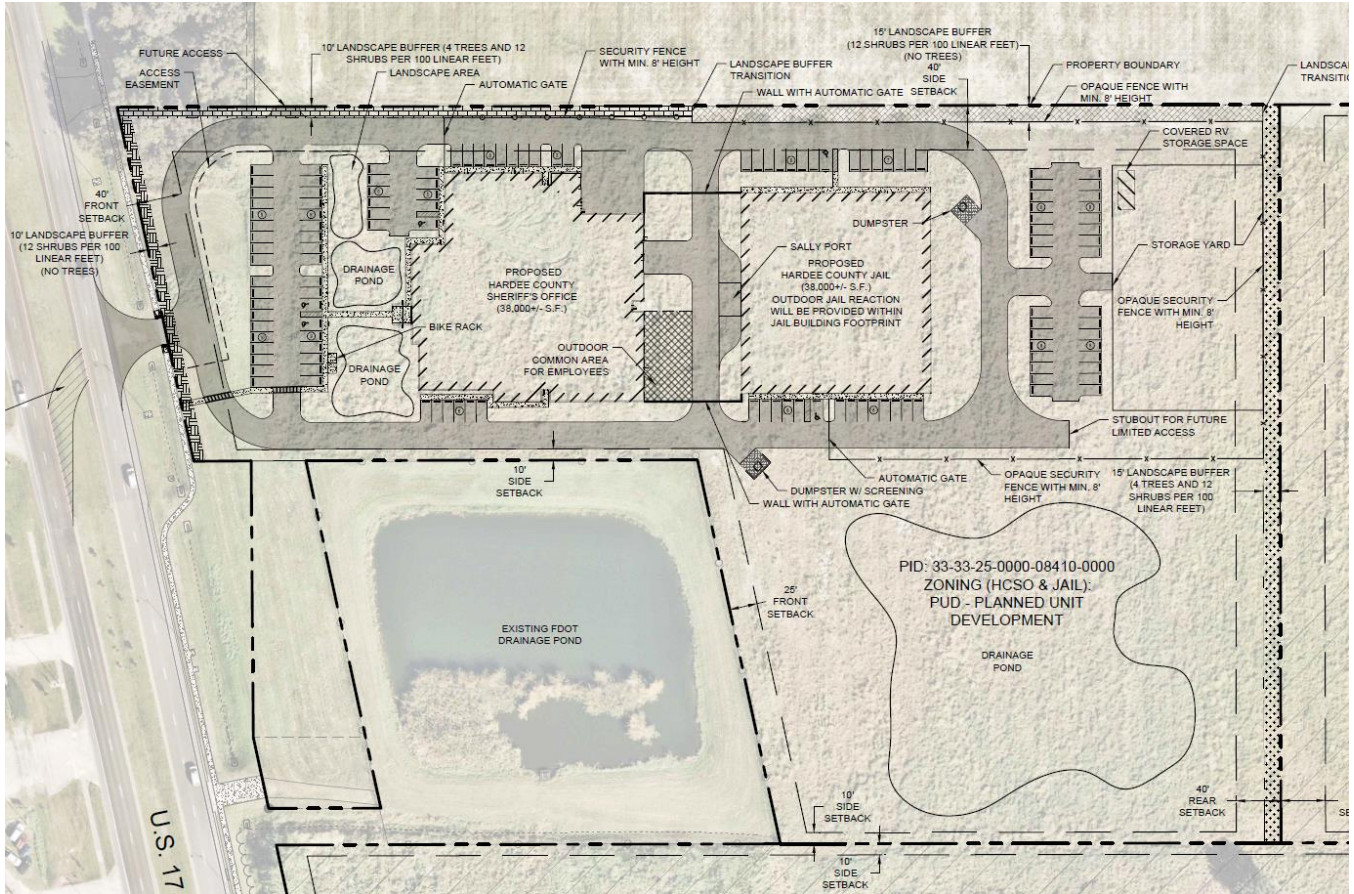
PROPOSED ZONING MAP



PROPOSED MASTER DEVELOPMENT PLAN



PROPOSED MASTER DEVELOPMENT PLAN – ZOOM



ORDINANCE NO. 2026-10

AN ORDINANCE OF THE CITY OF WAUCHULA, FLORIDA; PROVIDING FOR AN AMENDMENT TO THE ZONING MAP OF THE CITY OF WAUCHULA, FLORIDA, FROM 17.3 ACRES COUNTY GENERAL COMMERCIAL (C-2) AND 17.4 ACRES COUNTY AGRICULTURE (A-1) TO 11.7 ACRES PLANNED UNIT DEVELOPMENT (PUD) AND 23.0 ACRES AGRICULTURE (AG) ON TWO PARCELS OF LAND CONTAINING APPROXIMATELY +/-34.7 ACRES LOCATED AT 0 US HIGHWAY 17 NORTH, (PARCEL NUMBERS 33-33-25-0000-08410-0000 AND 33-33-25-0000-00978-0000), AS IDENTIFIED IN EXHIBIT "A" HEREOF; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hardee County Board of County Commissioners (the "Applicant") requests a change of zoning from 17.3 acres County General Commercial (C-2) and 17.4 acres County Agriculture (A-1) to 11.7 acres Planned Unit Development (PUD) and 23.0 acres Agriculture (AG) on two parcels of land containing approximately +/-34.7 acres located at 0 US Highway 17 North, (Parcel Numbers 33-33-25-0000-08410-0000 and 33-33-25-0000-00978-0000). and

WHEREAS, the real property which is the subject of this Ordinance constitutes less than five percent (5%) of the municipally zoned area of the City; and

WHEREAS, on June 15, 2026, in accordance with Section 163.3174, Florida Statutes, and applicable law, the City's Planning and Zoning Board, sitting as the Local Planning Agency (LPA) as designated by the City, at a duly advertised public meeting considered the Applicant's request for rezoning as set forth in this Ordinance which included, but is not limited to, testimony and argument(s) from interested and/or aggrieved parties; and

WHEREAS, on June 15, 2026, the interested and/or aggrieved parties and citizens in attendance were provided with an opportunity to be heard and present testimony to the City's Planning and Zoning Board; and

WHEREAS, on June 15, 2026, after considering all the facts and testimony presented by the City, interested and/or aggrieved parties, and citizens in attendance, the City's Planning and Zoning Board voted to recommend approval/approval with changes/denial of the Applicant's request for the rezoning as set forth in this Ordinance to the City Commission; and

WHEREAS, as a result of this Ordinance being initiated by the Applicant (not the municipality), the City Commission of the City of Wauchula held duly noticed public hearings regarding the parcel shown on Exhibit "A" in accordance with Section 166.041 (3), Florida Statutes, to provide the public an opportunity to be heard, obtain public

comment, and receive and consider all written and oral testimony presented during such public hearings, including supporting documentation; and

WHEREAS, in exercise of its authority, the City Commission of the City of Wauchula has determined it necessary to amend the Official Zoning Map to change the City zoning classifications assigned to this property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WAUCHULA, FLORIDA, AS FOLLOWS:

Section 1. AMENDMENT TO THE OFFICIAL ZONING MAP. the Commission of the City of Wauchula, Florida, amends its Official Zoning Map in the following specific manner:

The Official Zoning Map is amended to specifically change the zoning from 17.3 acres County General Commercial (C-2) and 17.4 acres County Agriculture (A-1) to 11.7 acres Planned Unit Development (PUD) and 23.0 acres Agriculture (AG) on two parcels of land containing approximately +/-34.7 acres located at 0 US Highway 17 North, (Parcel Numbers 33-33-25-0000-08410-0000 and 33-33-25-0000-00978-0000).

Section 2. RECITALS. The provisions set forth in the recitals to this Ordinance (whereas clauses) are hereby adopted by the Commission as the legislative findings and intent pertaining to this Ordinance.

Section 3. PLANNED UNIT DEVELOPMENT The Master Development Plan (MDP) for this Planned Development attached hereto as Exhibit "C" is approved for the portion of the total property known as the Hardee County Sheriff's Office and Jail PUD, including development requirements and additional special conditions attached hereto as Exhibit "D" and made a part hereof.

Section 4. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City of Wauchula, Florida, hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

Section 4. CONFLICTS. All ordinances in conflict herewith are hereby repealed to the extent necessary to give this Ordinance full force and effect, provided however, that nothing herein shall be interpreted so as to repeal any existing ordinance or resolution relating to means of securing compliance with the City's Code of Ordinances and Unified Land Development Code (ULDC), unless such repeal is explicitly set forth herein.

Section 6. This Ordinance shall not be codified in the Code of Ordinances of the City of Wauchula, Florida. A certified copy of this enacting ordinance shall be located in

the Office of the City Clerk of Wauchula. The City Clerk shall also make copies available to the public for a reasonable publication charge.

Section 7. Sections of this Ordinance may be renumbered or re-lettered and the correction of typographical and/or scrivener’s errors which do not affect the intent may be authorized by the City Administrator or his designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

Section 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon adoption.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Wauchula, the ___ day of ___, 2026.

PASSED on second and final reading by the City Commission of the City of Wauchula, Florida, at regular session this ___ day of _____, 2026.

This ordinance was moved for adoption by Commissioner _____ . The motion was seconded by Commissioner _____ , and upon being put to a vote, the vote was as follows:

- Commissioner Anne Miller _____ insert yes or no
- Commissioner Russell Graylin Smith _____ insert yes or no
- Commissioner Keith Nadaskay, Jr _____ insert yes or no
- Commissioner Dr. Sherri Albritton _____ insert yes or no
- Commissioner Gary Smith _____ insert yes or no

(SEAL)

ATTEST:

APPROVED:

Stephanie Camacho, City Clerk

Richard Keith Nadaskay, Jr., Mayor

APPROVED AS TO FORM AND LEGALITY:

Thomas A. Cloud, City Attorney

Exhibit "A"
Ordinance No. 2026-10
LOCATION MAP AND LEGAL DESCRIPTION
Page 1 of 3

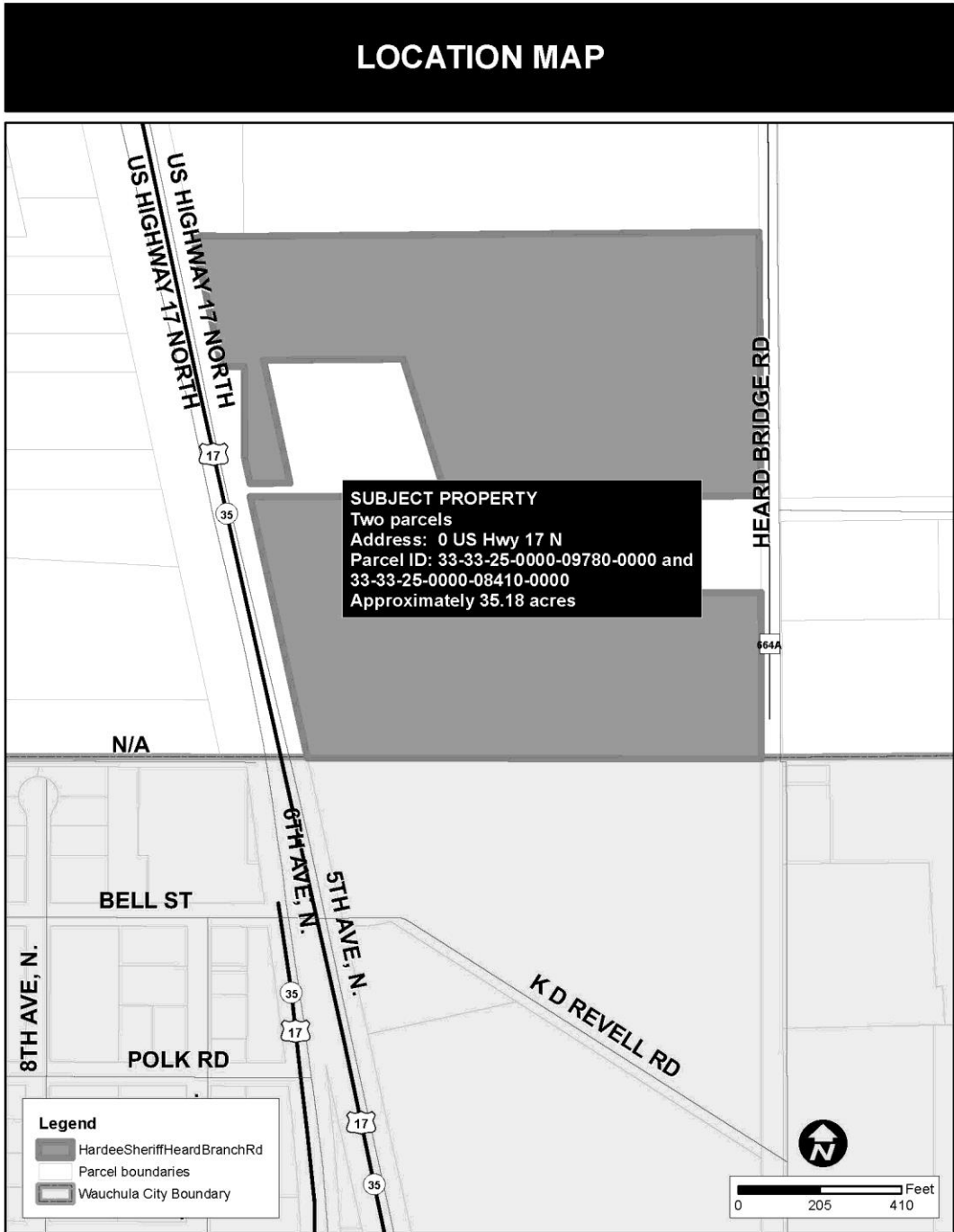


Exhibit "A"
Ordinance No. 2026-10
LOCATION MAP AND LEGAL DESCRIPTION
Page 2 of 3

Description: (As Surveyed Description)

A parcel of land being a portion of Section 33, Township 33 South, Range 25 East, Hardee County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence South 89°51'51" West along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 33, 116.37 feet to the intersection with the Easterly right-of-way line of State Road 35 (U.S. 17), as depicted on the Florida Department of Transportation right-of-way Map Section Number 06010-2532; thence South 12°13'13" East along said Easterly right-of-way line, 324.83 feet to the intersection with the North line of the South 247.67 feet of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 33; thence North 89°32'11" East, 51.54 feet to the East line of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 33; thence South 00°25'51" East along said East line, 247.86 feet to the intersection with said Easterly right-of-way line of State Road 35 (U.S. 17); thence South 12°10'44" East along said Easterly right-of-way line, 65.31 feet to the intersection with the North line of "Parcel 121" as described in Official Records book 642, pages 1234 through 1238, Public Records of Hardee County, Florida; thence North 89°52'52" East along said North Line, 100.66 feet to the Westerly line of said "Parcel 121", thence North 12°11'38" West along said Westerly line, 318.75 feet to the North line of said "Parcel 121"; thence North 89°52'22" East along said North line, 351.21 feet to the Northeast corner of said "Parcel 121"; thence South 12°11'38" East along the Easterly line of said "Parcel 121", 352.25 feet to the South line of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence South 89°52'22" West along said South line, 452.14 feet to the intersection with said Easterly right-of-way line of State Road 35 (U.S. 17); thence South 12°10'44" East along said Easterly right-of-way line, 675.89 feet to the South line of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence North 89°55'20" East along said South line, 1128.01 feet to the intersection with the West right-of-way line of Heard Bridge Road, having a 70 foot right-of-way based on the right-of-way notecard provided by Hardee County Public Works Division; thence North 00°10'43" West along said West right-of-way line, 416.87 feet to the South line the North 245.00 feet of the Southeast 1/4 of the Southeast 1/4; thence South 89°59'05" West along said South line, 149.29 feet to the West line of the East 190.00 feet of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence North 00°19'06" West along said West line, 244.64 feet to the South line of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence North 89°53'15" East along said South line, 149.89 feet to the intersection with said West right-of-way line of Heard Bridge Road; thence North 00°10'43" West along said West right-of-way line, 661.92 feet to the intersection with the North line of the Southeast 1/4 if the Southeast 1/4 of said Section 33; thence South 89°52'41" West along said North line, 1292.85 feet to the POINT OF BEGINNING.

Said parcel containing 34.69 acres more or less.

Description: (Title commitment number 2024020175)

Legal 1:

The SW 1/4 of the SE 1/4 of the SE 1/4, LESS Railroad right-of-way. AND The SE 1/4 of the SE 1/4 of the SE 1/4 LESS the North 245.00 feet of the East 190.00 feet thereof and subject to road right of way. All in Section 33, Township 33 South, Range 25 East, Hardee County, Florida.

Legal 2:

All that part of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 lying Easterly of U.S. Highway No. 17 right of way, and LESS Atlantic Coast Line Railroad right of way and LESS the South 247.67 feet thereof, lying in Section 33, Township 33 South, Range 25 East, Hardee County, Florida.

Exhibit "A"
Ordinance No. 2026-10
LOCATION MAP AND LEGAL DESCRIPTION
Page 3 of 3

Together with:

A portion of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 33 South, Range 25 East, Hardee County, Florida, and being more particularly described as follows: Begin at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence S 00°26'27" E, a distance of 564.72 feet to a point on the Easterly right of way line of U.S. Highway No. 17; thence S 12°12'02" E along said Easterly right of way line, a distance of 65.31 feet; thence N 89°51'58" E a distance of 100.66 feet; thence North 12°12'02" W a distance of 318.75 feet; thence N 89°51'58" E a distance of 351.21 feet; thence S 12°12'02" E, a distance of 353.25 feet to a point on the South line of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence N 89°52'21" E along said South line, a distance of 851.31 feet to the Southeast corner of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence N 00°10'38" W along the East line of the Southeast 1/4 of said Section 33, a distance of 661.79 feet to the Northeast corner of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence S 89°51'20" W along the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 33, distance of 1327.75 feet to the Point of Beginning. LESS AND EXCEPT road right-of-way on the East side for Heard Bridge Road.

ORDINANCE 2026-10 EXHIBIT "C" MASTER DEVELOPMENT PLAN Page 1 of 2

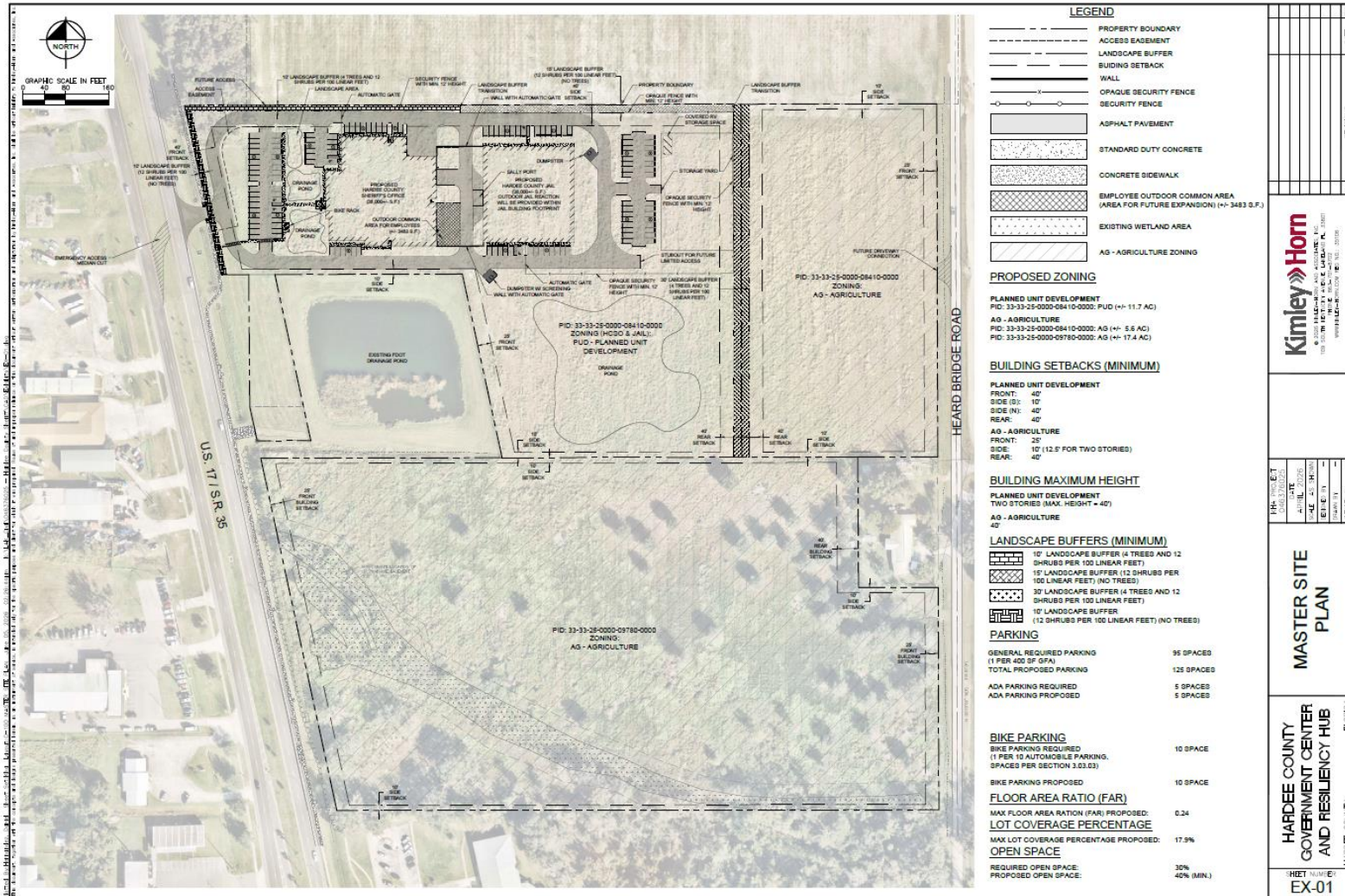
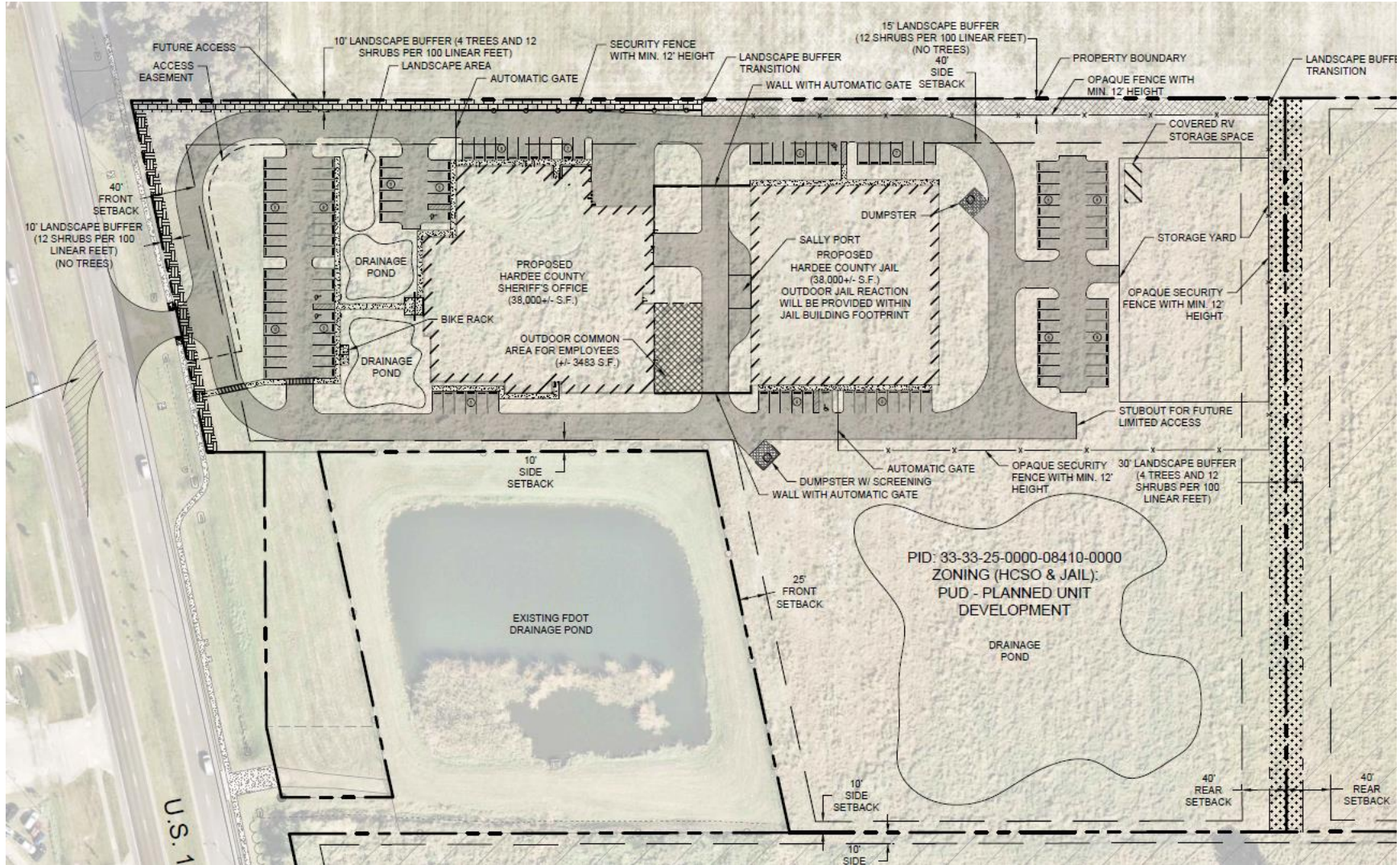


EXHIBIT "C" MASTER DEVELOPMENT PLAN Page 2 of 2



**ORDINANCE 2026-10
EXHIBIT "D"
PD DEVELOPMENT REQUIREMENTS AND SPECIAL CONDITIONS**

The Hardee County Resiliency Hub PUD will meet the following conditions.

- The Planned Unit Development shall meet the following requirements as established in the Master Development Plan (Exhibit "C") and as shown below.

BUILDING SETBACKS (MINIMUM)

PLANNED UNIT DEVELOPMENT

FRONT: 40'
SIDE (S): 10'
SIDE (N): 40'
REAR: 40'

AG - AGRICULTURE

FRONT: 25'
SIDE: 10' (12.5' FOR TWO STORIES)
REAR: 40'

BUILDING MAXIMUM HEIGHT

**PLANNED UNIT DEVELOPMENT
TWO STORIES (MAX. HEIGHT = 40')**

**AG - AGRICULTURE
40'**

LANDSCAPE BUFFERS (MINIMUM)



10' LANDSCAPE BUFFER (4 TREES AND 12 SHRUBS PER 100 LINEAR FEET)



15' LANDSCAPE BUFFER (12 SHRUBS PER 100 LINEAR FEET) (NO TREES)



30' LANDSCAPE BUFFER (4 TREES AND 12 SHRUBS PER 100 LINEAR FEET)



10' LANDSCAPE BUFFER (12 SHRUBS PER 100 LINEAR FEET) (NO TREES)

PARKING

GENERAL REQUIRED PARKING (1 PER 400 SF GFA)	95 SPACES
TOTAL PROPOSED PARKING	125 SPACES
ADA PARKING REQUIRED	5 SPACES
ADA PARKING PROPOSED	5 SPACES

BIKE PARKING

BIKE PARKING REQUIRED (1 PER 10 AUTOMOBILE PARKING SPACES PER SECTION 3.03.03)	10 SPACE
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BIKE PARKING PROPOSED	10 SPACE
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FLOOR AREA RATIO (FAR)

MAX FLOOR AREA RATION (FAR) PROPOSED:	0.24
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LOT COVERAGE PERCENTAGE

MAX LOT COVERAGE PERCENTAGE PROPOSED:	17.9%
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OPEN SPACE

REQUIRED OPEN SPACE:	30%
PROPOSED OPEN SPACE:	40% (MIN.)

2. The maximum building height of 40 feet shall not apply to accessory vertical elements, including but not limited to observation decks and similar structures.
3. The +/- 3,438 sf area depicted on the Master Development Plan as the employee outdoor common area may be utilized for future expansion of the Hardee County Sheriff's Office, provided such development remains within the designated common area. Future expansion within this area shall be permitted without a PUD amendment, subject to compliance with all applicable development standards as noted on the site plan.
4. The 50 percent common recreational space requirement per Section 2.02.02.15(F)(4) shall not be provided, as such space is not compatible with or necessary for the correctional facility use.
5. If connected to the area in the PUD, the future driveway connection in the Agricultural Zoned area adjacent to Heard Bridge Road shall be limited to emergency access only. In the event the drive aisle is extended to connect the PUD to Heard Bridge Road, such modification shall constitute a PUD amendment and shall require formal review and approval in accordance with the applicable procedures.
6. Landscaping and Buffering. The following conditions are illustrated on the Master Development Plan.
 - a. US 17 Boundary: In consideration of the operational characteristics of the government and correctional facility use and the internal landscaping and drainage pond features, the PUD conditions amend the landscaping requirements along the property boundary fronting U.S. 17, pursuant to Sections 2.02.02.15(I) and 3.07.07.05(A), are to preserve visibility. The boundary fronting U.S. 17 shall provide a 10-foot landscape buffer and 12 shrubs per 100 linear feet.
 - b. Northern Property Boundary: From the western property boundary to Landscape Buffer Transition (prior to the gate for the Sally Port), a 10-foot wide landscape buffer with 4 trees and 12 shrubs per 100 linear feet shall be provided. From the Landscape Transition Buffer (prior to the gate for the Sally Port) to the eastern boundary of the property, a 15-foot wide landscape buffer opaque fence and 12 shrubs per 100 feet and no trees shall be provided. Trees are not provided in this buffer for security reasons related to the jail.
 - c. Eastern PUD Boundary. The eastern PUD boundary shall include a 30-foot-wide landscape buffer centered on the PUD boundary line, extending 15 feet on either side, with an opaque fence and a minimum of 4 trees and 12 shrubs per 100 linear feet.

7. A 12-foot to 20-foot tall (including razor wire related to the jail) opaque fence shall be provided as illustrated on the Master Development Plan. When placed with landscape buffers, the fence shall be located inside all landscape buffers. The design, location, and configuration of the automatic security fence is subject to modification and shall be finalized at the time of site and development.
8. Internal traffic circulation located behind the automatic security fence may be modified and shall be finalized at the time of site and development, subject to review by the Sheriff and the Development Director. Modifications to internal circulation within the secured area shall not be considered a PUD amendment, as such adjustments do not alter external traffic patterns or trip generation.
9. The location of the dumpster, situated behind the automatic security fence, shall be configured in accordance with the final internal circulation layout.
10. Prior to site and development, the Applicant shall coordinate with the City to ensure the proposed Hardee County Sheriff's Office and Hardee County Jail building designs are consistent, to the extent practicable, with the intent and applicable provisions of Section 2.06.00. Alternative façade materials and design standards may be considered recognizing the operational requirements and security limitations associated with the correctional facility use.
11. A formal analysis of traffic impacts will be required prior to development, with a methodology to be agreed upon between the applicant, City, and other applicable review agencies.
12. Lighting will be minimized to the greatest extent possible to limit impacts on surround properties.