



Hardee County Community Development

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FROM: Todd Miller, Community Development Director

DATE: November 7, 2023

Re: 2023 Update to the Unified Land Development Code – Major Changes Summary

On October 12, 2023 the Hardee County Board of County Commissioners adopted a major update and amendment to the County's Unified Land Development Code (ULDC). Listed below is a summary of some of the major changes incorporated into the amended ULDC.

Modifications to Existing ULDC Code Sections

- *2.29.02 – Table of Permitted Land Uses* has been renumbered to Section 3.03.00, and three (3) new zoning districts have been created: R 0.5 (1/2 acre lot size minimum); FR-2 (2 acre lot size minimum) and FR 2.5 (2.5 acre lot size minimum).
 - These three new zoning districts provide a wider variety of lot size options for potential developments, filling in large gaps in size minimums that were present in the former ULDC (5 acres – 1 acre – 1/4 acre).
- *3.15 – Landscaping* has been renumbered to 5.13.00, and extensive modifications have been made to add requirements for a landscape plan with all new development proposals; require preservation of valuable existing native vegetation; protection of preserved vegetation during construction; planting of shrubs and ground covers; and provision of buffers around parking lots, storage areas and schools.
- *Article 4 Signage* has been renumbered to be Article 6 of the ULDC and new requirements that distinguish between freestanding signage and wall signage; the requirement for a sign permit; restrictions on temporary signage and electronic message boards; specifications on how to measure a sign's area; and new sections on nonconforming signs and sign removal.
- *7.02.03 Wetland Transitional Zone* reduces the wetland transitional zone buffer requirement from 40 feet to 25 feet.

New Sections

- *2.18 Change of Use* has been added to authorize the Community Development Director to determine when a change of use requires code compliance.
- *2.21 and 2.22 Outdoor Sales and Display* have been added to address outdoor storage and display of merchandise and equipment.
- *9.07 Permitted with Conditions Standards* has been added to authorize the Community Development Director and/or the Development Review Committee to review and approve uses and developments not requiring special use approval (i.e. Site Development Plans, Modifications to Approved Plans, etc.).

- *9.11.04 Administrative Splits* has been added to allow a single split of a conforming parcel of land without requiring Board of County Commissioners approval.
- *10.02.03 and 10.02.04 Temporary Housing* have been added to allow the use of a Recreational Vehicle during a declared disaster.
- *11.04.00 Waivers* has been added to allow the Planning and Zoning Board or the Board of County Commissioners the ability to authorize activities that cannot meet the requirements of the ULDC, and do not qualify for a variance request.
- *11.05.00 Field Adjustments* has been added to allow the Community Development Director to authorize minor field adjustments for development activities that have resulted in minor violations of the ULDC requirements.