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WHEREAS, Shadowlawn, LLC, Mooney Family, LLC, AND Pool Road, LLC, hereinafter referred to as the “Applicant”, filed an application to rezone approximately 114.5+/- acres from A-1 (Agricultural) to PUD (Planned Unit Development) zoning with an amendment to the previously approved Master Development Plan; and,

WHEREAS, the Hardee County Planning and Zoning Board, after due public notice, held a public hearing on Thursday, April 9, 2026 to consider the rezoning request, received the staff report and recommendation for approval, and considered the criteria for approval as contained in the Hardee County Comprehensive Plan and in the Unified Land Development Code, received public input, and offered a recommendation of approval to the Board of County Commissioners of Hardee County, Florida; and,

Parcel Identification Numbers:

Shadowlawn, LLC
02-33-24-0000-00010-0000
02-33-24-0000-00020-0000

Pool Road, LLC
01-33-24-0000-06940-0000
01-33-24-0000-07520-0000

WHEREAS, pursuant to and consistent with the requirements of Section 125.66, FLORIDA STATUTES, and Chapter 163, FLORIDA STATUTES, the Board of County Commissioners of Hardee County, Florida has advertised and held public hearings as required, and with public notice having been provided to obtain public comment; and,

WHEREAS, the Board of County Commissioners of Hardee County, Florida has considered all written and oral comments received during such public hearings; and,

WHEREAS, the Board of County Commissioners of Hardee County, Florida has determined that this rezoning and Master Development Plan amendment would be consistent with the Hardee County Comprehensive Plan as well as the Hardee County Unified Land Development Code;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA:

Section 1. The provisions set forth in the recitals to this Ordinance (whereas clauses) are hereby adopted by the Board of County Commissioners as legislative findings and intent pertaining to this Ordinance.

Section 2. The currently adopted HARDEE COUNTY ZONING MAP is amended to show a rezoning of 114.5 +/- acres to Planned Unit Development (PUD) with an amendment to the previously approved Master Development Plan, whose lands are legally described in this Ordinance as depicted in Exhibit 1 and subject to the conditions of approval as outlined in Exhibit 2 attached hereto.

Section 3. A certified copy of this enacting ordinance shall be located in the Office of the Clerk of the Court of Hardee County. The Clerk shall also make copies available to the public for a reasonable publication charge.

Section 4. If any provision of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such provision and such holding shall not

67 affect the validity of any other provision, and to that end the provisions of this Ordinance hereby
68 declared severable.

69 **Section 5.** All ordinances or parts of ordinances in conflict herewith are hereby
70 repealed to the extent of such conflict.

71 **Section 6.** **Effective Date.** The effective date of this Ordinance, if the Ordinance is
72 not timely challenged, shall be 31 days after the date of the approval of the Ordinance by the
73 Board of County Commissioners. No development orders, development permits, or land uses
74 dependent on this Ordinance may be issued or commence before it has become effective.

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76 **PASSED ON FIRST READING** on the ____ day of ____, 2026.

77 **PASSED AND ADOPTED ON SECOND READING** this ____ day of ____, 2026.

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83 NOEY A. FLORES, CHAIR

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85 ATTEST:

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89 _____
90 VICTORIA L. ROGERS
91 EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS

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96 APPROVED AS TO FORM AND LEGAL SUFFICIENCY

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99 _____
100 BRYANT MILLER OLIVE, P.A.
101 COUNTY ATTORNEY

Exhibit 2

Conditions

1. Upon the finalization of the roadway alignment for all internal, private roads, the applicant/owner shall provide a geotechnical exploration program to verify the adequacy of the soil conditions beneath the road bed.
2. A Unity of Title for all ten (10) parcels shall be submitted prior to or concurrent with the first Site Development Plan or Subdivision Plat application.
3. Concurrent with the submittal of a Site Development Plan or Subdivision Plat application for any phase, or portion thereof, the applicant/owner shall submit a species specific wildlife survey for that phase, identifying all threatened and endangered species identified, and providing for appropriate mitigation, relocation or avoidance.
4. Concurrent with any Site Development Plan application, the applicant/owner shall submit a packet showing all architectural styles and forms to be utilized within the respective Phase, or portion thereof.
5. Prior to the issuance of a Certificate of Completion for the RV Park, the applicant/owner shall establish a Property Owners/Homeowner's Association for the maintenance of all common areas within the project site, including stormwater management facilities, open space and recreation areas.
6. Public access to the Payne Creek Primitive Baptist Church and cemetery at Payne Creek Road and County Line Road shall be maintained in perpetuity.
7. No public road closures will be permitted without prior Right-of-Way abandonment approval from the Hardee County Road and Bridge Department.
8. Enhanced buffering and compatibility measures shall be required where the development interfaces with existing agricultural or rural lands, including:
 - a. Increased buffer widths beyond minimum code where necessary
 - b. Use of natural vegetation, berms and/or fencing
 - c. Increased setbacks adjacent to more intense uses, where applicable
 - d. Lighting controls to reduce offsite light spillage
 - e. Noise and odor mitigation where applicable