

ZONING RULES

As amended on 2/17/2025

Article I: Purpose, Amendments

Section 1: Purpose

- A. These rules are written to set guidelines (standards) to assist members in planning construction and improvements on the members' sites, issue Co-Op permits and obtain county permits where necessary to insure compliance with all County and State building and zoning laws.
- B. All contracting work will be performed by licensed and insured contractors to work in Hardee County. Such papers are to be on file in the Co-Op front office before work begins.
- C. Any action taken by the Board of Directors requiring construction, cement work, electrical addition or changes will be coordinated through the Zoning Committee.

Section 2: Amendments

- A. Amendments to the Zoning Rules may be accomplished in the following way:
 - 1. The Zoning Rules are part of the Standing Rules. Article 1, Section 2 (Amendments) of the Standing Rules will apply with the following exception:
 - a. Any changes to the County or State Building and Zoning Regulations that are more restrictive than those stated in these Zoning Rules, may be changed by a majority vote of the Zoning Committee at a Public Meeting. The changes must be approved by the membership at the next scheduled membership meeting.

Article II: Permits

Section 1: General

- A. A permit system will be used to allow a check and recheck of all construction or changes that will affect the general appearance or tax consideration of our Resort. If the Zoning Committee is not available to function, the Zoning Permit will be reviewed by the Board of Directors, with the assistance of at least one Zoning Committee member and approval/disapproval will be determined by majority vote of the Board of Directors. No permits will be issued for work performed between April 30 and November 1. When a permit is issued, the member must be in residence or have a substitute member oversee the work being done at his/her site.

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B. In the event a membership wants to vary from the Zoning Rules, it is suggested the membership have a meeting with a member or members of the Zoning Committee the Zoning Rules Committee will reconvene to consider the variance. If the Committee approves the variance, the zoning permit and variance will be forwarded to the Board of Directors for final approval. If you do not agree with the committee, you have the right of appeal to the Board of Directors. The purpose of this Committee is to make our resort a pleasant place to live and a beautiful addition to the SKP way of life.

C. Any construction or changes to any existing structure will require a permit. The permit must be signed by the Zoning Committee Chairman or designated Zoning Committee member. County Zoning Permits will be obtained by the member at the membership's expense.

Section 2: Permit Requirements

A. A permit shall be obtained from the Zoning Committee before doing any of the following:

1. Installing and/or Building Shed.
 - a. Installing electricity in a shed.
 - b. Installing plumbing and/or electricity for a washer or dryer in a shed.
2. Installing a screen room, deck or patio cover.
 - a. Installing electric wiring in same.
3. Installing a permanent unit in the Park. Includes Park Trailers (The county defines any unit to remain in place more than six months as a permanent unit which must be tied down).
 - a. Installing a ground mounted air conditioner or propane bottle.
 - b. Installing skirting or tie-down on a permanent unit.
4. Digging deeper than twelve inches for any purpose.
5. Installing paving for driveway, patio or slab.

Article III: Zoning Rules

Section 1: General

- A. When Construction has been completed; all copies of receipts for money spent should be turned into the Manager or Committee Chairman. This will be used

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later for site appraisal. Exchange labor between Co-Op members cannot be considered a valid expense.

- B. Extreme care must be taken with regard to electrical wiring. Pedestal wire changes must be supervised by a qualified electrician. If wires are buried, they must be at least twelve (12) inches deep.
- C. No permit is required for temporary RV placement on the site but it must conform to the setback requirements as stated in the Standing Rules, Article III, Section 2-A. Each site has four (4) iron re-bar posts to mark the site boundary. All setback measurements will be from the four (4) iron re-bar posts.
- D. Fences are permitted and must be of good overall appearance and constructed of approved material. They must not exceed three (3) feet in height. You are encouraged to talk with your neighbor about the type of fence and sharing the cost of the fence.

Trellis type enclosures are allowed at the right rear site corner as viewed from the street. The trellis may not exceed six (6) feet six (6) inches in height and may extend no more than nine (9) feet six (6) inches in either direction from the right rear site pin. The trellis will be set back at least six (6) inches from the two lot lines and will not obstruct the utilities (electric, telephone and cable post) at the right rear corner. Post will be set no deeper than twelve (12) inches. Extreme care must be taken as this is underground utility area. A permit is required.

- E. Hardee County Emergency 911 Plan
 - 1. Each site has a numbered post. It is located on common ground and marks the right front corner line of the site.
 - 2. No additions such as decals, name tags, reflectors, etc. shall be added to the E-911 numbered post.
 - 3. Nothing shall be placed in such a manner as to obstruct the viewing of the post and the number by Emergency Personnel.
 - 4. The post shall not be removed except for mowing, trimming, access to the site, or maintenance.
- F. No satellite dish type antennas are allowed on the site exceeding one (1) meter in diameter except roof mounted RV type installed on top of the recreational vehicle.
- G. One (1) screen or glassed room, one (1) storage shed and one (1) patio cover shall be permitted per RV site. No other structural addition or free-standing structure shall be permitted on any site.

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- H. In the event a membership is terminated, the screen or glass room, deck, patio cover and rig shall be removed at member's expense unless the new member elects to purchase same.
- I. A permit is required for a slab of any kind. All concrete slabs will be a minimum thickness of four (4) inches. Member must be aware that no more than 1600 sq. ft. of the entire lot can be covered by the RV, shed, slab or anything that does not absorb the rain. RV's will count at 100% if placed on impervious material, or 50% if placed on sod or other porous material. Concrete slabs and driveways that will be used for RV parking will be a minimum of six (6) inch thickness. When a driveway and/or sidewalk is installed on a site, a one and one-half (1 1/2) inch diameter PVC pipe will be laid under the impervious material the width of the impervious material plus twelve (12) inches on each side and twelve (12) inches in from the edge of the street. Any member who violates concrete requirements will have a letter from the Board added to their file stating "Co-op will not be responsible for the member's site if it is in the rental pool and the member will not be reimbursed for that portion of concrete when a member's site is returned to the Co-op." Reference lot corners by survey lay-out.
- J. Permit requests and standards are part of the Zoning Committee Rules.
- K. Disposal of Excavated Materials
 - 1. It is the responsibility of the membership to ensure all excavated materials are properly disposed of at the completion of the permitted project.
 - 2. Clean stone, full size (unbroken) pavers, and clean dirt only, may be placed in park designated areas.
 - 3. All other materials, to include cement debris, must be removed from the resort.
 - 4. This information will be included on the park zoning application.

Article IV: Sheds and LA Living Area/Class 3

Section 1: Installing and/or Building a Shed.

- A. Maximum shed size is one hundred twenty-eight (128) square feet; the maximum height at the ridge is ten (10) feet; the minimum length on any side is six (6) feet; the maximum length on any side is sixteen (16) feet. A shed shall be located to the rear of the lot. A shed, not fastened to a concrete slab, shall be secured by anchoring. Electric service is permitted to a shed, but not water or sewage, with the exception of a water line and a sewer line to a washer.

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- B. Members are permitted to install washers and dryers in their sheds, subject to Co-Op and County permits. Washers and dryers may not be installed in any other site improvement except a screen room that is taxable as "LA Living Area/Class 3". Washers, dryers, refrigerators, and any other large appliance may be installed and/or operated only within the interior of the shed or a screen room that is taxable as "LA Living Area/Class 3". A decision regarding any dubious installation or operation of a large appliance by a member shall be left to the discretion of the Zoning Committee.
- C. There will be five (5) different styles of sheds from which to choose the shed for your site. Five (5) different styles have been selected from which everyone can select either "ready-made or do-it-yourself" types.
1. Gable without eaves model.
 2. Gable with eaves model.
 3. Ranch barn model.
 4. Flat roof model.
 5. Salt box farm house model.
- D. The following specifications for sheds will apply.
1. 128 square feet maximum.
 2. 2"x3" minimum for studs.
 3. 2"x6" minimum for floor joists. Treated.
 4. 24" center maximum for walls, roof and floor.
 5. 3/4" plywood floor minimum. Treated.
 6. 10 foot height at ridge maximum.
- E. Sheds that are not on concrete slabs are to be on treated skids and concrete blocks.
- F. Wiring is permitted to go to sheds and must be underground. No smaller than 12 gauge.

Section 2: Screen rooms, glassed rooms, patio covers.

A. General

1. Plans for type of structure and placement on lot subject to review and approval of Zoning Committee prior to any issuance of permit. Location on site restricted only by setback rules of five feet from side and back site lines and 15 feet from front site lines.
2. The above structures must meet all Florida State and/or Hardee County building codes.

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3. Size is limited to length of recreational vehicle and maximum width of 12 feet. The maximum height of a screen room roof above ground level is 14 feet.
4. Siding type limited to baked enamel, aluminum or vinyl, manufactured, prefab or precut construction.

B. Permit application and construction Standards

1. Application for a permit to construct a screen room, glassed room or patio cover shall be accompanied by a site plan and a sketch, drawing or photo showing the details of the proposed construction.
2. Site plan shall be drawn to a scale of one inch equals ten feet and shall show the following:
 - a. Dimensions and outline of the site.
 - b. Location and size of the proposed structure.
 - c. Location and size of existing impervious surfaces on the site including sheds.
 - d. Computation of square feet of impervious surface before and after construction of structure.
 - e. North point.
 - f. Site number, member's name and date of application.
3. Construction details shall clearly show dimensions and materials and shall include the following:
 - a. A view of each of the walls, with dimensions
 - b. Three sides of a screen room (or two sides if one side adjoins a shed) shall be a minimum of forty (40) percent open or screen. The other side(s) may be the walls of an RV or a shed or a free-standing screen wall adjacent to the RV.
 - c. A typical wall and roof section.
 - d. Anchorage against wind.

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- e. Proposed electric wiring, if any. A separate electric permit from Hardee County is required for any electric wiring.

Article V: Utilities Installation

Section 1: Washer and Dryer Installation

A. General Requirement

1. All of the plumbing/electrical installation must meet the more stringent minimums of National, State, County or Co-Op codes appropriate to the installation.
2. All installations must be approved, prior to covering or enclosing, by a member so designated.
3. All installations must have appropriate county permits prior to commencement of work.
4. Electric pedestal, as originally installed with 30 amp and 50 amp receptacle and breakers is not to be altered.

B. Electrical Requirements

1. Option #1. This is the preferred installation option.
 - a. Wiring shall be thru a 50 amp double circuit breaker in the blank slot of the electric pedestal. Wiring to the shed shall be a minimum of #6 wire to a distribution panel located in the shed.
 - b. The dryer, if 220 volt, shall be protected by a 30 amp circuit breaker for use of the dryer only. If 110 volt, it shall be a separate circuit protected by a 20 amp circuit breaker.
 - c. The washer must be on a separate circuit protected by a 20 amp circuit breaker.
 - d. Remaining outlets and lights may be on an independent circuit with appropriate protection.
2. Option #2
 - a. If existing 20 amp circuit exists in shed, a separate #10 three

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wire 220 volt may be run and protected by a 30 amp circuit breaker for use of the dryer only. No other appliance may share the existing 20 amp circuit with the washer.

C. Plumbing Requirements

1. General - All plumbing to be "Schedule 40". All joints must be cemented.
2. Drain Requirements
 - a. The vertical "T" connection is to be a "T-Y" type connector so as to direct flow and reduce resistance. Pipe to be 1 1/2 inch PVC connected to sewer line using a "Y-1/8 bend". Horizontal changes of direction must be made using a "Y" or a "Y" and a "1/8 bend" combination.
 - b. Required drop is 1/4 inch to a running foot. A clean-out must be provided at floor level. Washer drain pipe must be isolated from sewer vent by using a "P" trap with a clean-out.
 - c. A threaded removal cap end must be put on PVC at point where washer drain hose is to be inserted.
 - d. Drain line must be vented through shed roof. Vent to be 3 foot minimum above any window opening or 12 foot horizontal from any window or opening.
3. Water Supply
 - a. All supply plumbing to washer is to be 3/4 inch PVC. Supply to be taken by removal of one of the spigots currently provided. Then putting a "T" connector to its place and replacing spigot at the end of the "T" connector. Supply must then run through a shut-off valve back down below ground to the shed. Note: Any existing underground valves should not be used.
 - b. Spigot in shed at washer must be fitted with a back-flow preventer valve.

Article VI: Installation of the RV Unit

Section 1: General Requirement

- A. A recreation vehicle placed in our Co-Op must conform to the State of Florida Vehicle Licensing Law (s.320.01F.S. Section (1) (b) Paragraph 1 through

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7 only) and Hardee County Code (Hardee County currently defers to the State of Florida Vehicle Licensing Law "S.320.01F.S." Statute) pertaining to RV's. The following restrictions established by the Co-Op must also be followed:

1. Park models and park trailers will be restricted to a height of fourteen feet (14') maximum. Travel trailers, fifth wheel trailers and motor homes with slide-outs shall only be restricted by the set-back requirements of the site.

B. Any Park Model/Park Trailer (Licensed as Park Model or Park Model Trailer, New or used) will be parked and tied down to the members lot by a Licensed installer, dealer installer or manufacturer installer. Ref. Florida Department of Highway Safety and Motor Vehicles Division of Motor Vehicles, Division of Motor Vehicles Chapter 15C-1.0102. A Florida SKP CO-OP Zoning Permit will be required. This paragraph effective February 2007.

C. Any member leaving a travel trailer, 5th wheel and/or motorhome on his member site unattended will be required to have said unit tied down to the member's site. This rule applies when the RV is left over 6 months and to include June 1st to November 30th.

Section 2: Installation of a Permanent Unit.

- A. The following rules and standards apply to the installation of park trailers and to any other type of RV when it is tied down.
1. Air Conditioners - ground mounted air conditioners will be located as close as possible to the rear wall of the trailer and must meet the 5 foot setback requirement.
 2. Propane Bottles
 - a. A total of two bottles will be allowed per site. Maximum size will be 40 pound RV type.
 - b. Bottles will be ten (10) feet from any electrical pedestal, air conditioner or any open flame (furnace outlets, water heater, etc.).
 - c. Bottles will be secured to a solid concrete surface or RV. It would be desirable to cover the bottles with a visual screen.
 3. Wheels and Hitch may be removed and stored under the park trailer or RV. Skirting will be required if wheels are removed or area is used for storage.
 4. Skirting may be installed but must be vinyl or aluminum panels.

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5. Decks may be installed using the following guide lines:
 - a. Floor area is limited to area of screen room. If lot has a screen room, the deck will be the floor of the screen room. No raised concrete decks will be allowed at the Florida SKP CO-OP, Inc.
 - b. Deck must be tied down to RV specifications.
 - c. Deck must be skirted.
 - d. All wood materials must be pressure treated.
 - e. Drawing showing dimensions, details and specifications must be presented to the Zoning Committee for approval before issuance of a permit. A county permit is also required before beginning construction.

6. Park Trailer Plan Standards.
 - a. Plan shall be drawn to a scale of one inch equal ten feet and shall show the following:
 1. Dimensions and outline of the lot.
 2. Location and size of the proposed structure.
 3. Location and size of existing impervious surfaces on the lot including sheds.
 4. Computation of square feet of impervious surface before and after installation of structure.
 5. North point.
 6. Setback from the rear, side and front lot lines.
 7. Lot number, member's name and date of application.

- B. If ground mounted items, such as air conditioner, compressors, or propane bottles, are part of the installation show the following:
 1. Location and size of the item.
 2. Details of platform holding the item off the soil.
 3. Details of any proposed visual screening.