



PLANNING AND ZONING BOARD MEETING AGENDA

Monday, September 15, 2025 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 08/18/2025 Planning and Zoning Meeting

PUBLIC COMMENT / NON-AGENDA ITEMS

ITEMS TO DISCUSS

- 2.** Bay Street Development Preliminary Plat
- 3.** Discussion Item: Building Height Requirements

OLD BUSINESS

ADJOURNMENT



PLANNING AND ZONING BOARD MEETING MINUTES

Monday, August 18, 2025 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

Phillips called the meeting to order at 5:30 pm.

ROLL CALL

PRESENT

Donna Steffens
Garry Phillips
Thomas Stanton
William Dowden

ABSENT

Wayne Johnson

STAFF PRESENT

Community Development Director Kyle Long
City Clerk Stephanie Camacho
Deputy City Clerk Melodie Kincaid

MINUTES FOR APPROVAL

1. Minutes for 3/17/2025 Planning and Zoning Meeting

Motion made by Stanton, Seconded by Steffens.

Voting Yea: Phillips, Dowden

PUBLIC COMMENT / NON-AGENDA ITEMS

No public comment presented.

ORDINANCES

2. Ordinance 2025-07 FLUM Amendment for School Board

Stefanie von Paleske-Bush, Central Florida Regional Planning Council

A presentation was provided to the Board for Ordinances 2025-07 and 2025-08 with the requested changes to public/semi public and C-2.

Voting for Ordinance 2025-07:

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Phillips, Stanton

3. Ordinance 2025-08 Zoning Amendment for School Board

Voting for Ordinance 2025-08:

Motion made by Steffens, Seconded by Stanton.

Voting Yea: Phillips, Dowden

4. Ordinance 2025-12 FLUM Amendment for 572 Stenstrom Rd

Stefanie von Paleske-Bush, Central Florida Regional Planning Council

A presentation was provided to the Board for Ordinances 2025-12 and 2025-13 with the requested changes to low density residential and R-2.

Voting for Ordinance 2025-12:

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Phillips, Stanton

5. Ordinance 2025-13 Zoning Amendment for 572 Stenstrom Rd

Voting for Ordinance 2025-13:

Motion made by Steffens, Seconded by Stanton.

Voting Yea: Phillips, Dowden

OLD BUSINESS

No old business was discussed.

NEW BUSINESS ADDED

Long notified the Board that the City had received a new application for a preliminary subdivision plat for the property at Bay St and 1st St, which the Board would see at a future meeting.

Long also noted that Board member, Wayne Johnson had missed 3 consecutive meetings due to health issues. Long explained the City's Land Development Code only stated that a member would no longer be able to serve on the Board after 3 absences, but did not list any possible exceptions, therefore Long stated he would consult with the City attorney for guidance on how to move forward.

ADJOURNMENT

With no further business to discuss, Phillips adjourned the meeting at 5:51 pm.

City Clerk Stephanie Camacho

Chairman Garry Phillips



**CITY OF WAUCHULA
PRELIMINARY PLAT
STAFF REPORT**

TO: City of Wauchula Planning and Zoning Board

PREPARED BY: Central Florida Regional Planning Council

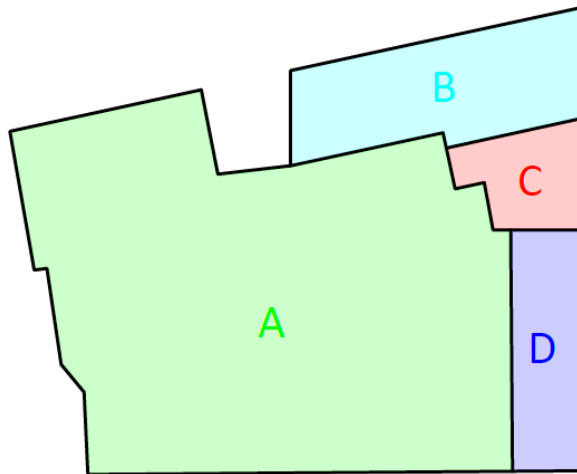
AGENDA DATE: September 15, 2025

REQUESTED ACTION: Consider Preliminary Subdivision Plat Approval for the Bay Street Subdivision, located at the southwest corner of the intersection of Bay Street and 1st Avenue South, further described as parcel 03-34-25-0000-03570-0000.

BACKGROUND:

Traditions Engineering, LLC (applicant) on behalf of Bay Street Wauchula Holdings, LLC (owner) requests approval of a Preliminary Subdivision Plat for the Bay Street Development subdivision for approximately 15.53 acres of land located at the southwest corner of the intersection of Bay Street and 1st Avenue South, further described as parcel 03-34-25-0000-03570-0000. The property has a Future Land Use of Medium Density Residential (MDR) on and a zoning designation of Multi-Family Residential (R-3).

The proposed project includes four development tracts split in two phases (see image below). Phase I includes Tracts A and B. Tract A includes 42 single family units. Tract B includes 16 units within 4 townhouse structures. Tract B also includes the recreational component for the project that is accessed from Phase A by an easement. Phase II includes Tracts C and D, which are identified on this preliminary subdivision Plan as future development. The owner/applicant will have to complete the site plan or subdivision plan process when they are ready to move forward with development on those parcels.



DEVELOPMENT TRACTS			
TRACT A	TRACT B	TRACT C	TRACT D
- 42 UNITS	- 16 UNITS	- 0.76 ACRES	- 1.16 ACRES
- 10.60 ACRES	- 2.08 ACRES		
- 3.96 DU/AC	- 7.69 DU/AC		

PHASE KEY	
PHASE 1:	PHASE 2+:
- TRACT A	- TRACT C
- TRACT B	- TRACT D

PRELIMINARY SUBDIVISION PLAT

Per Section 7.06.05 of the Land Development Code, the purpose of the Preliminary Subdivision Plat (PSP) is to provide sufficient information regarding a proposed development to enable the City to evaluate the proposed subdivision as it relates to the Comprehensive Plan and the Unified Land Development Code, to allow city staff to perform a technical review of all proposed site improvements, and to serve as the basis upon which the final plat is prepared. Upon approval of the PSP, the applicant may prepare construction plans for public infrastructure improvements.

Approval of the Preliminary Plat by the Planning and Zoning Board shall be deemed an expression of approval of the subdivision layout, and nothing more, and a motion shall be so made, and shall be reported to the City Commission. Preliminary Subdivision Plans remain valid for one year from the date of approval.

ANALYSIS

The Preliminary Subdivision Plat is consistent with the Comprehensive Plan and the Land Development Code. As shown on the attached map, the property is located within the area identified as having to meet the building and design standards (Section 2.06.00). These standards are applicable to all uses except those included as "single family" on the Table of Land Uses. The proposed townhouses will have to meet the requirements of this Section.

Category/Use	AG	FR	R-1A	R-1	R-2	R-3	R-4	P-1	HC-1	C-1	C-2	I	P/SP	CON
Single-Family														
Single-family, std. construction and modular	P	P	P	P	P	P	P	P	S	S	S			S
Single-family, manufactured home (mobile home)	P	P					PC							S
Manufactured Home Subdivision							PC							
Mobile Home Park							S							
Single-family, Cluster subdivision (see Section 7.07.01)	S	S	S	S	S	S	S							
Dwelling, Zero Lot Line homes (see Section 7.07.02)	PC	PC	PC	PC	PC	PC	PC							
Duplex, two family					P	P			P	P	P			

The Preliminary Plat is consistent with the intent of the Land Development Code. The roads within the single-family home portion of the project will be public rights-of-way and the road serving the townhouses will be privately maintained.

PROPOSED PRELIMINARY SUBDIVISION PLAT CONDITIONS

The following conditions are recommended for the Preliminary Subdivision Plat:

1. A performance bond must be approved by the City Commission at time of final plat in an amount estimated as sufficient to secure to the City the satisfactory construction, installation, and dedication of all required improvements. The performance bond shall also secure all lot improvements on the individual lots of the subdivision as required by these regulations.
2. The access easement off East Bay Street shall be recorded with the Clerk of the Courts.

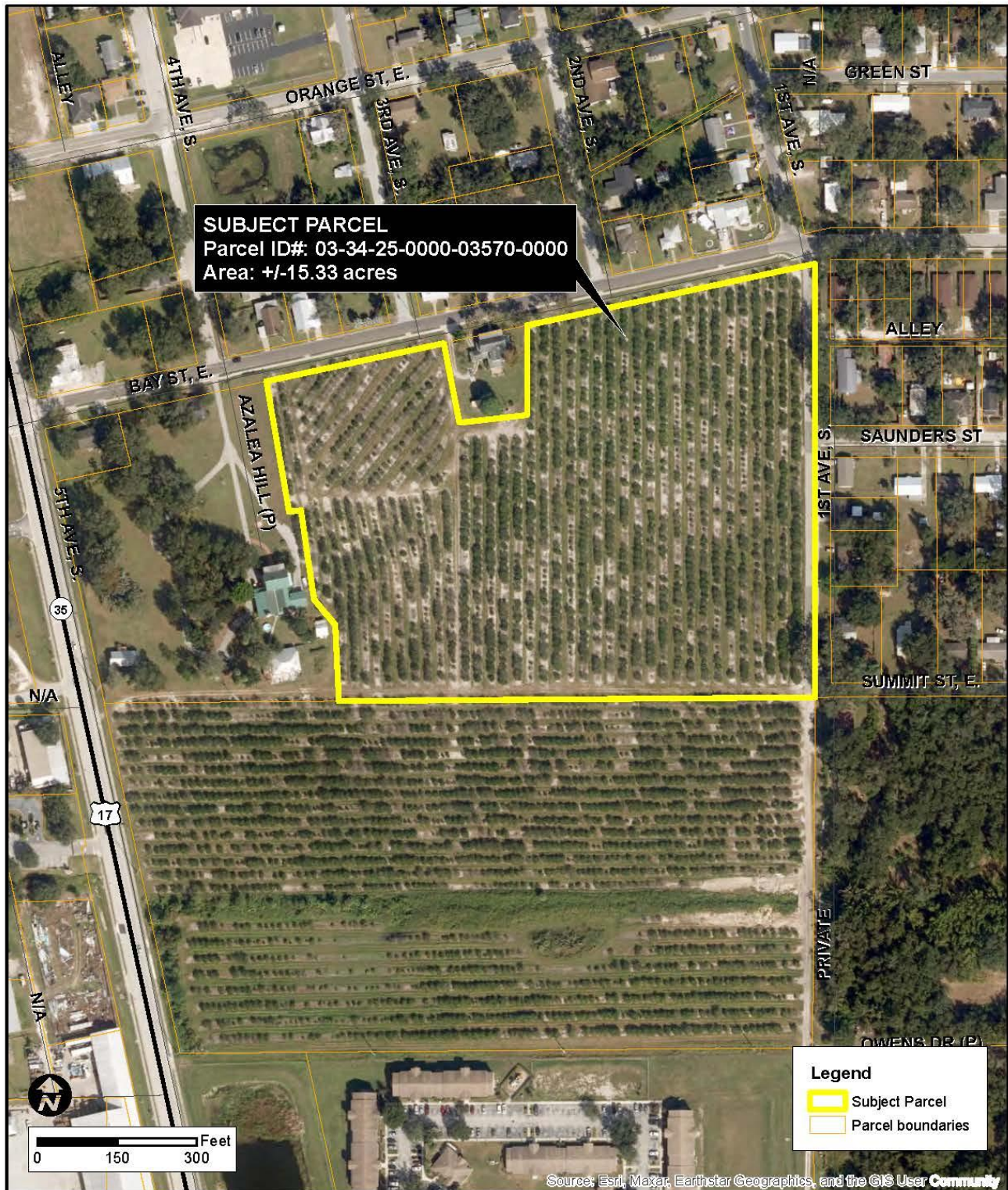
PLANNING COMMISSION MOTION OPTIONS:

1. I move **approval** of the preliminary plat for the proposed Bay Street Subdivision.
2. I move **approval with changes** to the preliminary plat for the proposed Bay Street Subdivision.
3. I move **denial** of the preliminary plat for the proposed Bay Street Subdivision.
4. I move **continuation to a date and time certain**.

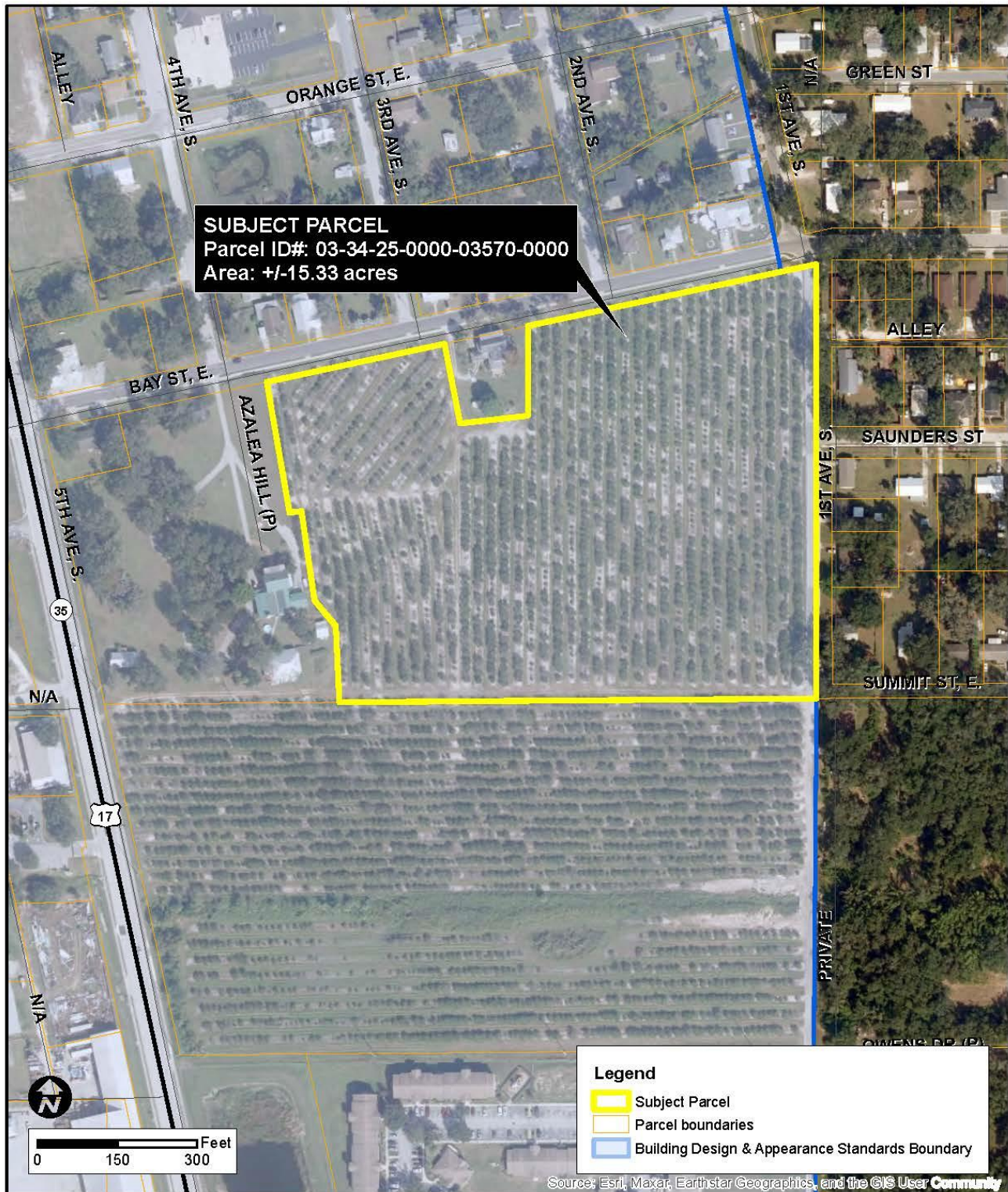
Attachments:

- Aerial Map
- Aerial Map with building and design standards boundary
- Future Land Use Map
- Zoning Map
- Preliminary Plat
- Application

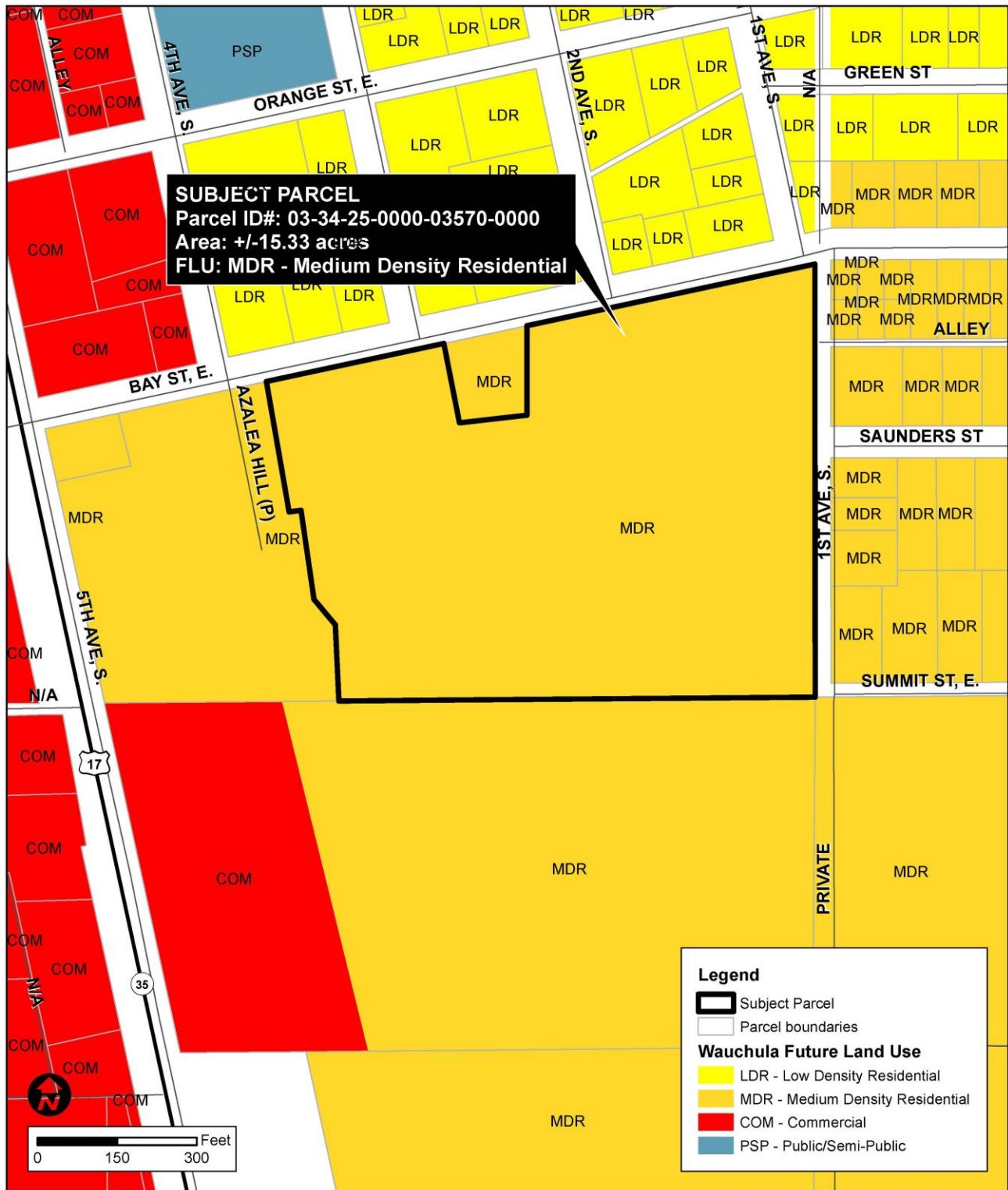
City of Wauchula AERIAL PHOTO MAP

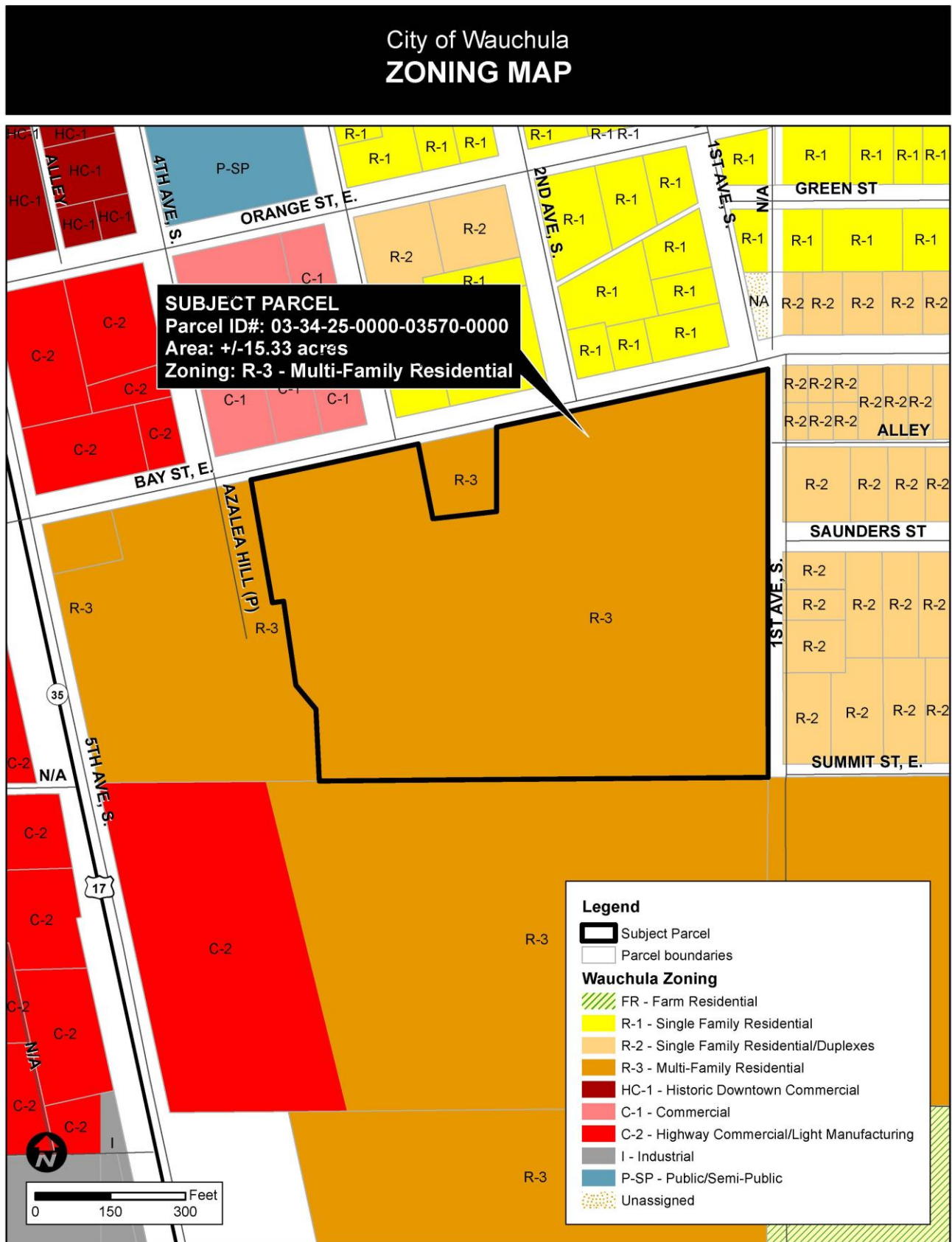


City of Wauchula
AERIAL PHOTO (WITH BUILDING DESIGN &
APPEARANCE STANDARDS OVERLAY) MAP

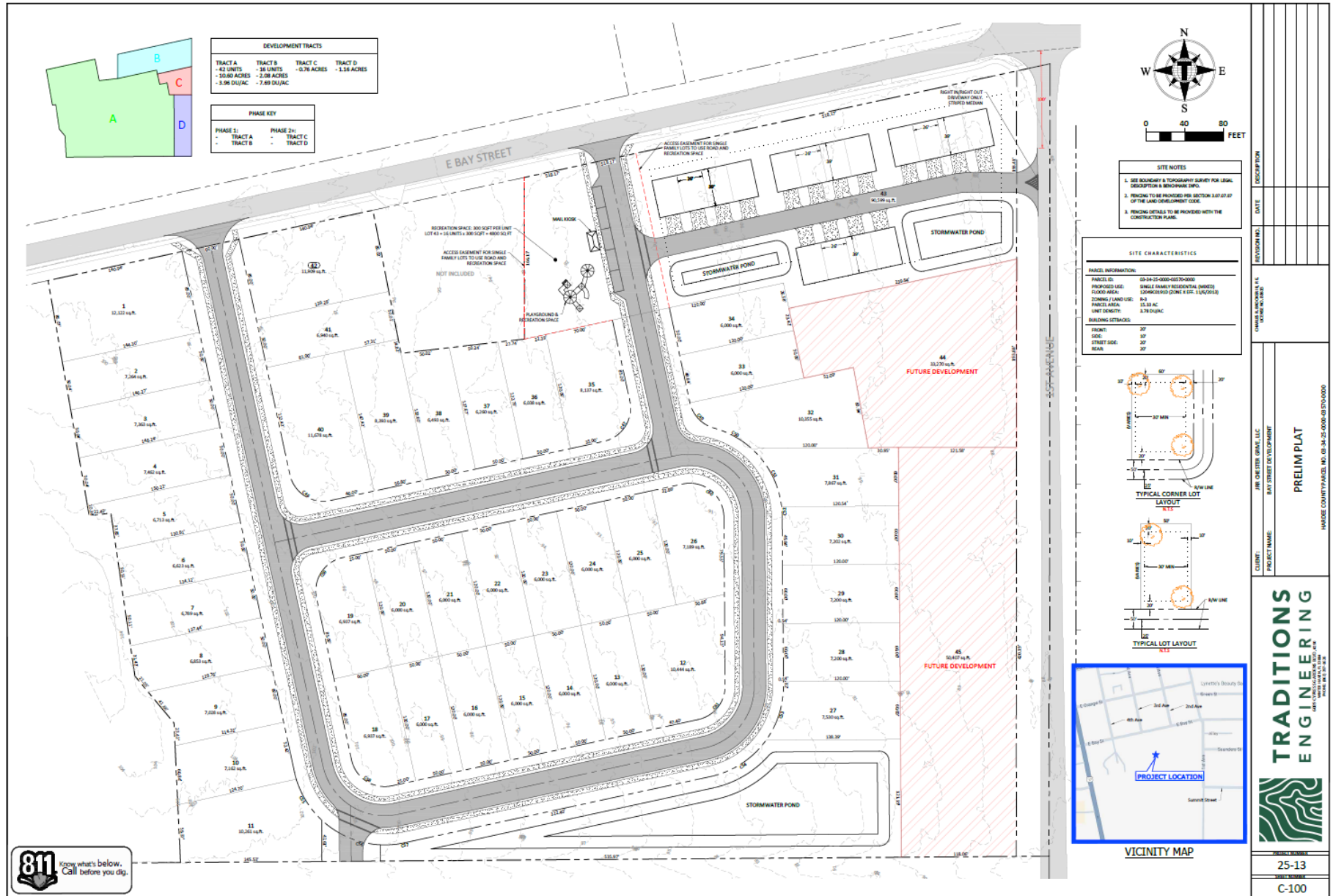


City of Wauchula FUTURE LAND USE MAP





PRELIMINARY PLAT



FILL OUT COMPLETELYDate Submitted 08/08/2025**CITY OF WAUCHULA**

☐ SPECIAL EXCEPTION ☐ VARIANCE ☐ ANNEXATION
☐ RE-ZONE ☐ FUTURE LAND USE AMENDMENT
☒ SUBDIVISION PLAT ☐ ALLEY CLOSURE

A SITE PLAN, TO SCALE, IS NEEDED FOR ALL REQUESTS.
A METES AND BOUNDS SURVEY IS NEEDED FOR AN ANNEXATION.
IF YOU LIVE IN A DEED RESTRICTED COMMUNITY, YOU MUST
PROVIDE A COPY OF THE DEED RESTRICTIONS.

Applicant: Traditions Engineering, LLC

Address of request: 0 Bay Street, Wauchula, FL 33873

Mailing address: 900 Orchid Springs Drive, Suite 100, Winter Haven, FL 33884

Daytime Telephone: 863-397-1626

Owner's Name & Address (as shown on property records):
☐ Check, if same as above.

If different: Name: Bay Street Wauchula Holdings LLC

Mailing Address: 12629 New Brittany Blvd, Bldg 16, Fort Myers, FL 33907

Daytime Telephone: 864-903-3471

NOTE : **IF THE APPLICANT IS NOT THE OWNER OF THE ABOVE PROPERTY, WRITTEN CONSENT BY THE OWNER MUST BE SUPPLIED BY THE APPLICANT AT THE TIME OF SUBMITTAL TO THE CITY'S PLANNING AND ZONING DEPARTMENT. ALL REQUESTS MAY ONLY BE INITIATED BY THE CURRENT PROPERTY OWNER.**

Legal description: See attached property card

Current Zoning R-3 Future Land Use Medium Density Residential

Size of Parcel: 15.34 acres

Current Improvements: (Buildings, etc. on property) N/A. Existing Orange Grove

Reason for request: Prelim Plat for subdivision of property.

If Annexation and/or Re-Zone:Current County Zoning Classification N/ACity Zoning Classification and Future Land Use classification sought: N/A

What property usage is to the North: Single Family Homes, South: Orange Grove,
East: Single Family Homes and West: Commercial of your property (example: residence)?

Number of residences on parcel(s) (Existing and/or proposed): 0Population of parcel(s): 0*****FOR SPECIAL EXCEPTION REQUESTS ONLY*****Square footage to be used for the activity: N/AProposed Hours: N/AAssociated Noise: N/AMaterials stored on premises: N/ATraffic caused by activity: N/ANumber of off-street parking spaces: N/A

Have you filed any previous applications? No.If yes, please describe request and give date of application: N/A

I have read and understand the requirements of the application and agree to pay all costs of the process.
The typical total cost is between \$150.00 and \$300.00.

Signature(s): Charles R Brooker Digitally signed by Charles R Brooker
Date: 2025.08.08 13:55:22 -04'00' Date: 08/08/2025

Print Name(s): Charles Brooker, PE

Signature of applicant(s): _____ Date: _____

Print Name(s): _____

FOR OFFICE USE ONLY

___ Application	_____	
___ Ad	_____	
___ Copies	_____	(.15 ea single sided)
		(.20 ea double sided)
___ Postage	_____	
		Total Due _____



**CITY OF WAUCHULA
LAND DEVELOPMENT CODE TEXT REVIEW
DISCUSSION ITEM**

TO: City of Wauchula Planning and Zoning Board

PREPARED BY: Central Florida Regional Planning Council

AGENDA DATE: September 15, 2025

DISCUSSION ITEM: Building Height Limits

BACKGROUND:

The City is interested in evaluating options for increasing the building height requirements in the HC-1, PSP, C-1, and C-2 zoning districts. The Table of Development Standards (Table 2.02.01(C)) includes the building height requirements for the different zoning districts. It is included at the end of this report. The Zoning Map is provided to identify the location of these zoning districts.

In addition to the height requirements mentioned above, there are height standards established related to the airport to prevent the creation of obstructions hazardous to aeronautical operations or which would impair utility and capacity of Wauchula Airport.

The meeting will discuss options for height requirements.

District	Comp Plan Density (units/ac)	Zoning Max. Density (units/ac) or FAR	Minimum Lot Size (s.f.)	Min. Lot Width (feet)	Minimum Floor Area (s.f.)	Setbacks (feet)			Maximum Bldg Height (feet) (5)	Maximum Lot Coverage
						Front	Sides	Rear		
P-1* Office & Neigh. Comm.	1.0 FAR	1.0 FAR				20	10	30	One story	
HC-1						0	0	30		
C-1	1.0 FAR	1.0 FAR				0	0	30	Two stories	
C-2	3.0 FAR	0.75 FAR				20	10 (6)	20	Two stories	60%
I: Industrial	1.0 FAR	0.5 FAR				25	10	25	50	40%

(1) Maximum Height does not apply to church spires, cupolas, belfries, chimneys, flag or radio poles, gas holders, grain elevators or elevator enclosures.

(2) For two stories.

(3) The front, rear and side setbacks shall be the minimum required from the most restrictively zoned adjoining parcel.

(4) Lots of record less than 51 feet wide and more than 25 feet wide: side setback must be a minimum of five feet.

(5) No building shall exceed three stories or 45 feet in height unless one foot shall be added to the required front and side yard setbacks for each foot of building height in excess of 45 feet.

(6) Minimum side street setback for a C-2 corner lot is 20 feet.