



PLANNING AND ZONING BOARD MEETING AGENDA

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

ROLL CALL

MINUTES FOR APPROVAL

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

PUBLIC COMMENT / NON-AGENDA ITEMS

ORDINANCES

- 2.** Ordinance 2025-07 FLUM Amendment for School Board
- 3.** Ordinance 2025-08 Zoning Amendment for School Board
- 4.** Ordinance 2025-12 FLUM Amendment for 572 Stenstrom Rd
- 5.** Ordinance 2025-13 Zoning Amendment for 572 Stenstrom Rd

OLD BUSINESS

REMINDERS

ADJOURNMENT



PLANNING AND ZONING MINUTES

Monday, March 17, 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.

ROLL CALL

PRESENT

Donna Steffens

Garry Phillips

Wayne Johnson

STAFF PRESENT

Kyle Long, Community Development Director

Stephanie Camacho, City Clerk

MINUTES FOR APPROVAL

1. Minutes for 12/16/2024 Planning and Zoning Meeting

Motion made by Steffens, Seconded by Johnson.

Voting Yea: Phillips

PUBLIC COMMENT / NON-AGENDA ITEMS

No public comments were presented.

ORDINANCES

2. Ordinance 2025-06 ULDC Text Amendment Relating to Fencing

Brenda Torres, Central Florida Regional Planning Council

Torres presented the proposed amendments to the ULDC, addressing requirements for fencing under Section 3.01.04 Blocks, Yards, Lots, and Fences. To provide better clarity to the fence requirements, the Fence portion of this section (3.01.04(G)) was deleted and rewritten under Section 3.01.05 Fence Permits. The proposed language incorporated many of the requirements from the existing Code. Language was amended relating to general requirements, fence placement for residential lots relative to corner lots, and double fronting lots. The amendment addressed required fences and optional fences, as well as existing fences.

Phillips opened the public hearing. No comments were presented. The public hearing was closed.

Motion made by Steffens, Seconded by Johnson.

Voting Yea: Phillips

3. Ordinance 2025-04 Sheriff's Office FLU Map Amendment

Brenda Torres, Central Florida Regional Planning Council

Torres presented a combined presentation for ordinance 2025-04 and ordinance 2025-05, amending the FLU map and assigning a zoning due to the property being recently annexed into the city limits.

Phillips opened the public hearing.

Laura and Mark Gilliard - 932 Heard Bridge Rd Wauchula, FL 33873

Mr. Gilliard shared his concerns regarding the potential construction of a new sheriff's office complex said to be built at this location. Some concerns included increased traffic in the neighborhood east of the property, as well as the type of facility (jail and treatment center) being so close to family homes. Mr. Gilliard also stated he felt the facility would be better located near the hospital.

With no further discussion, the public hearing was closed.

Motion made by Steffens, Seconded by Johnson.

Voting Yea: Phillips

4. Ordinance 2025-05 Sheriff's Office Rezone

Motion made by Steffens, Seconded by Johnson.

Voting Yea: Phillips

OLD BUSINESS

None presented.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 6:24 p.m.



**CITY OF WAUCHULA
FUTURE LAND USE AND ZONING AMENDMENT
STAFF REPORT & PROPOSED AMENDMENTS**

TO: City of Wauchula Planning and Zoning Board

PREPARED BY: Central Florida Regional Planning Council

AGENDA DATE: July 21, 2025

SUBJECT: FUTURE LAND USE MAP AMENDMENT:

An applicant-initiated request to amend the **Future Land Use classification** from Public/Semi-Public to Commercial on two parcels of land containing approximately +/-2.27 acres located at 1001 North 6th Avenue, north of Bell Street, (Parcel Numbers 04-34-25-0350-0000A-0001 and 04-34-25-0000-06300-0000).

REZONING:

An applicant-initiated request to amend the **Zoning Map** from Public/Semi-Public (P/SP) to C-2 Highway Commercial/ Light Manufacturing on two parcels of land containing approximately +/-2.27 acres located at 1001 North 6th Avenue north of Bell Street, (Parcel Numbers 04-34-25-0350-0000A-0001 and 04-34-25-0000-06300-0000).

AGENDA AND HEARING DATES:

July 21, 2025, 5:30 PM	Planning and Zoning Board (Public Hearing)
August 11, 2025, 6:00 PM	City Council (First Reading)
September 8, 2025, 6:00 PM	City Council (Second Reading, Public Hearing)

ATTACHMENTS:

- Aerial Photo Map
- Existing Future Land Use Map
- Proposed Future Land Use Map
- Existing Zoning Map
- Proposed Zoning Map
- Property Owner Notice letter (sent to surrounding property owners w/in 300 feet)
- Applications (Comprehensive Plan Map Amendment & Rezoning)

PLANNING AND ZONING BOARD MOTION OPTIONS:**Future Land Use Map Amendment Motion Options:**

1. I move the Planning and Zoning Board forward the proposed Future Land Use Map Amendment to the City Council with a recommendation of **approval**.
2. I move the Planning and Zoning Board forward the proposed Future Land Use Map Amendment to the City Council with a recommendation of **approval with changes**.
3. I move the Planning and Zoning Board forward the proposed Future Land Use Map Amendment to the City Council with a recommendation of **denial**.

Rezoning Motion Options:

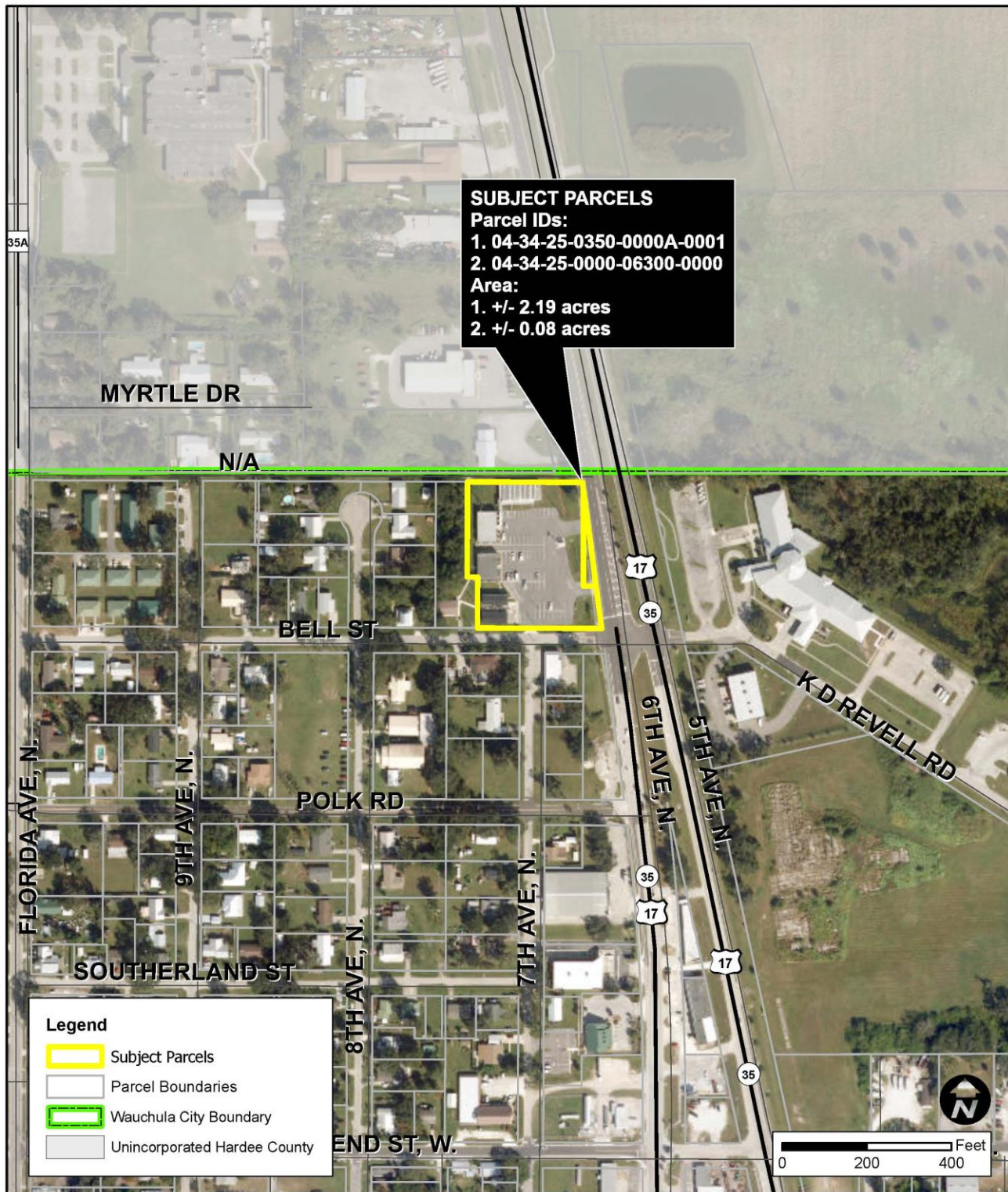
1. I move the Planning and Zoning Board forward the proposed Rezoning to the City Council with a recommendation of **approval**.
2. I move the Planning and Zoning Board forward the proposed Rezoning to the City Council with a recommendation of **approval with changes**.
3. I move the Planning and Zoning Board forward the proposed Rezoning to the City Council with a recommendation of **denial**.

OVERVIEW:

Applicant	Hardee County School Board
Property Owner (1)	Hardee County School Board
Parcel ID (1)	04-34-25-0350-0000A-0001
Property Owner (2)	The Stockyard Property Group, LLC
Parcel ID (2)	04-34-25-0000-06300-0000
Total Subject Area	+/-2.27 acres
Existing Future Land Use	Public/Semi-Public
Proposed Future Land Use	Commercial
Existing Zoning	Public/Semi-Public
Proposed Zoning	C-2, Highway Commercial/Light Manufacturing

The Hardee County School Board (applicant and owner of parcel (1)) is requesting the assignment of a City of Wauchula Future Land Use and Zoning designation on two parcels totaling +/-2.27-acres. The request is to assign a Future Land Use designation of Commercial and a Zoning District of C-2 Highway Commercial/Light Manufacturing to both parcels. Parcel 2 is owned by The Stockyard Property Group but currently also has a Future Land Use and zoning of Public/Semi-Public. The reason for this request is that the School Board plans to sell Parcel 1 and designating both parcels with a commercial FLU and zoning will enhance their marketability to potential buyers. See aerial photo map below.

City of Wauchula Aerial Photo Map



FUTURE LAND USE REQUEST

The applicant is requesting a Future Land Use Map amendment from Public/Semi-Public to Commercial. Descriptions for both the existing and proposed Future Land Use categories are provided as follows.

EXISTING FUTURE LAND USE - Public/Semi-Public

City of Wauchula Comprehensive Plan, Future Land Use Element, Policy 1.6(h)

This category includes local government buildings, educational facilities, hospitals, and other public and semi-public properties which are accessible to all citizens, compatible adjacent land uses and the environment, and promote the efficient use of infrastructure. Compatible public land uses are permissible within all land use designations. The floor area ratio of public buildings shall not exceed 2.0.

PROPOSED FUTURE LAND USE - Commercial

City of Wauchula Comprehensive Plan, Future Land Use Element, Policy 1.6(e)

This category permits Single Family Residential, Low Density Residential, retail activity, wholesaling, light manufacturing and offices. The land development regulations shall ensure that these establishments are compatible with surrounding uses. The floor area ratio in the **Commercial** category shall not exceed 3.0.

ZONING REQUEST

The applicant is requesting a Zoning Map amendment from City Public/Semi-Public (P/SP) to C-2 Highway Commercial/Light Manufacturing. Descriptions for both the existing and proposed Zoning categories are provided as follows.

EXISTING ZONING

City of Wauchula Land Development Code, Section 2.02.02.13(B) - P/SP Public/Semi Public Buildings and Grounds

To identify local government buildings, educational facilities, hospitals, and other public and semi-public buildings and grounds, which are accessible to all citizens, compatible with adjacent land uses and the environment, and promote the efficient use of infrastructure. Properties which are publicly owned and open to recreational use by the public are included in this category. It encompasses sports facilities, and city, county, and state owned parks.

PROPOSED ZONING

City of Wauchula Land Development Code, Section 2.02.02.11(B) - C-2 Highway Commercial/Light Manufacturing

The purpose of this district is to provide areas for a variety of commercial and

light industrial uses that generate a high volume of traffic, have large parking needs or must be located on a highway, including retail commercial uses, light industrial uses, highway business uses, and other business establishments that are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare as well as low density single-family and multi-family residential uses interspersed with the commercial and light industrial uses.

PROPERTY INFORMATION

The request includes two parcels totaling approximately +/-2.27 acres. The property has a Future Land Use designation of Public/Semi-Public and a zoning designation of Public/Semi-Public (PSP). The Hardee County School Board is requesting the City assign a Future Land Use designation of Commercial and a zoning of C-2 Highway Commercial/Light Industrial on both parcels to aid in the eventual sale of the parcels.

ANALYSIS:

SURROUNDING PROPERTIES:

As illustrated in the table below, the property is surrounded by commercial, public, residential and agricultural uses. The property to the south is in Wauchula and the property to the north, northwest and northeast are in unincorporated Hardee County.

<u>Northwest:</u> FLU: County TCN Zoning: County C-2 Use: Commercial	<u>North:</u> FLU: County TCN Zoning: County C-2 Use: Commercial	<u>Northeast:</u> FLU: County TCN Zoning: County A-1 Use: Agriculture
<u>West:</u> FLU Low Density Residential Zoning: R-2 Use: Residential	<u>Subject Properties:</u> Current FLU: PSP Requested FLU: Commercial Current Zoning: PSP Requested Zoning: C-2 Use: School Board Uses and Vacant	<u>East:</u> FLU: PSP Zoning: PSP Use: Public Buildings
<u>Southwest:</u> FLU: Low Density Residential Zoning: R-2 Use: Residential	<u>South:</u> FLU: Low Density Residential and Commercial Zoning: R-2 and C-2 Use: Residential and Commercial	<u>Southeast:</u> FLU: Industrial Zoning: Industrial Use: Vacant and Commercial

LAND USE IMPACTS ANALYSIS:

The proposed Future Land Use, is compatible with the Comprehensive Plan conditions and is compatible with the surrounding area based on the Future Land Uses assigned to nearby properties in the City limits along 6th Street (US Highway 17).

The table below shows the density/intensity for the amendment to the Zoning Map request for the property.

	Existing Zoning: City P/SP	Proposed Zoning: C-2 Highway Commercial
Density/Intensity	1.0 FAR	C-2: 3.0 FAR
Density Potential	1.0 FAR	0.75 DU/Ac

The proposed Future Land Use is compatible with the surrounding area based on the Future Land Uses assigned to nearby properties in the City limits. The proposed zoning is compatible with the companion Future Land Use request. More information is available in the Land Use Analysis located below.

PUBLIC FACILITIES AND SERVICES ANALYSIS:

Potable Water and Wastewater

The City has capacity in both systems to serve development of this property. The applicant will be responsible for connections to the City's systems.

Traffic/Transportation

The site is bordered by North 6th Avenue (US Highway 17) on the west and Bell Street on the south. US Highway 17 is a state-maintained road. Currently, there are two driveways onto US Highway 17, if additional driveways are desired in the future, the applicant will need to contact the Florida Department of Transportation.

Environmental Impacts

According to the FEMA FIRM maps no portion of the site is located in a FEMA Flood Zone.

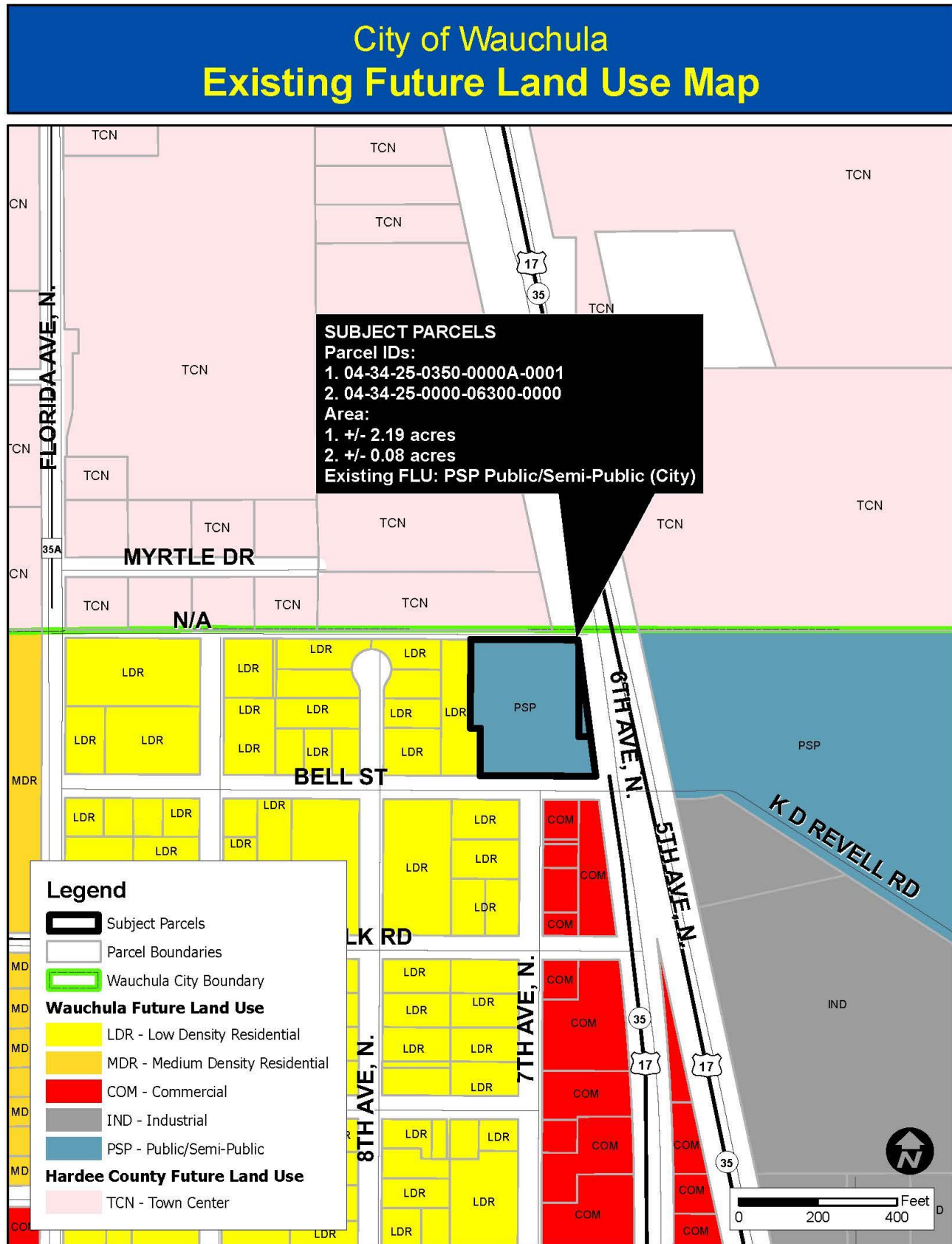
School Impacts

The requested Future Land Use and Zoning does permit the development of residential developments. If residential development is proposed in the future then coordination with Hardee County Schools will be required to determine the proposed impacts to schools.

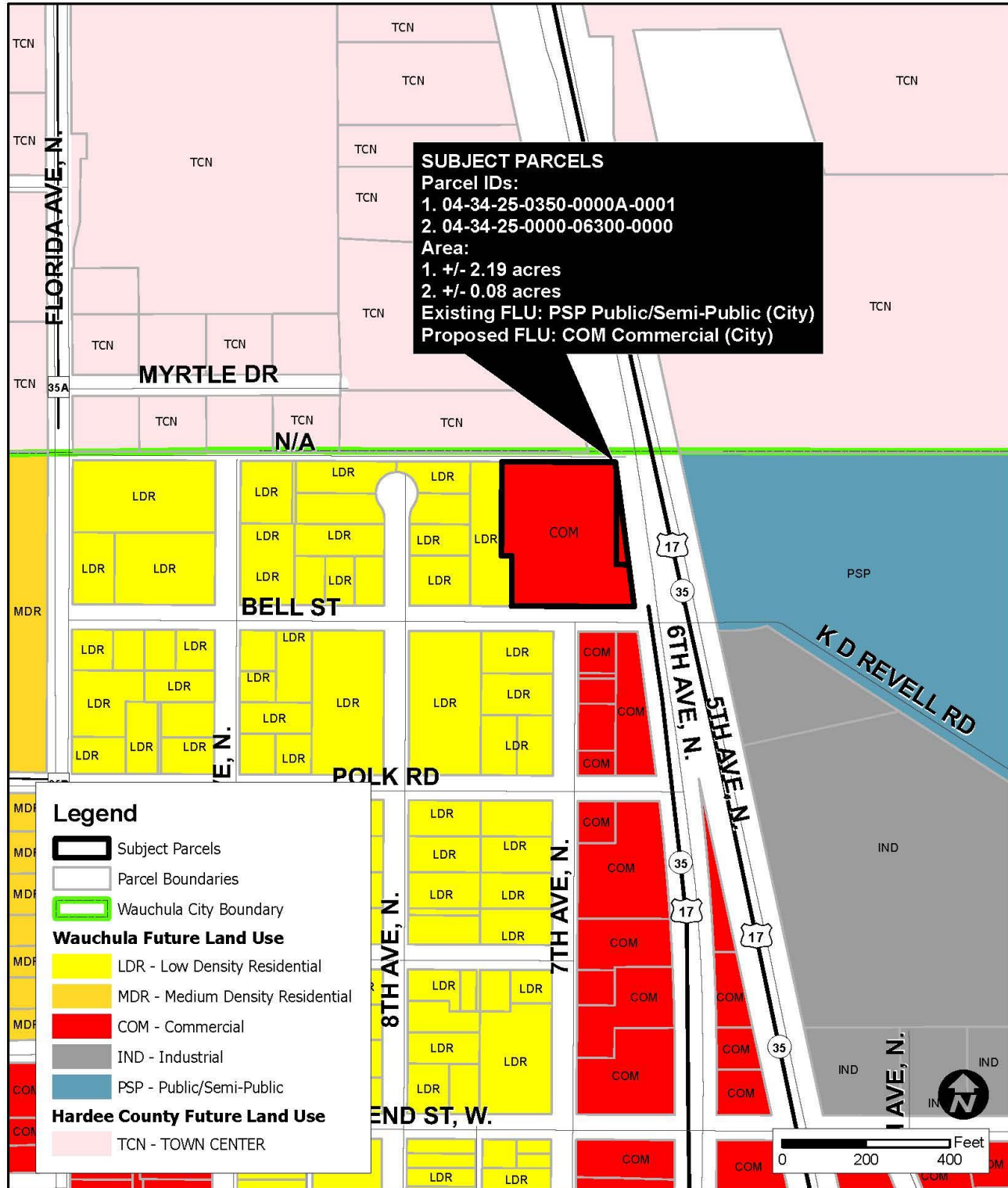
CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map amendment is **consistent** with the City of Wauchula Comprehensive Plan. The change in Future Land Use for the property will permit the property owner to utilize the parcels for commercial or, potentially, residential purposes.

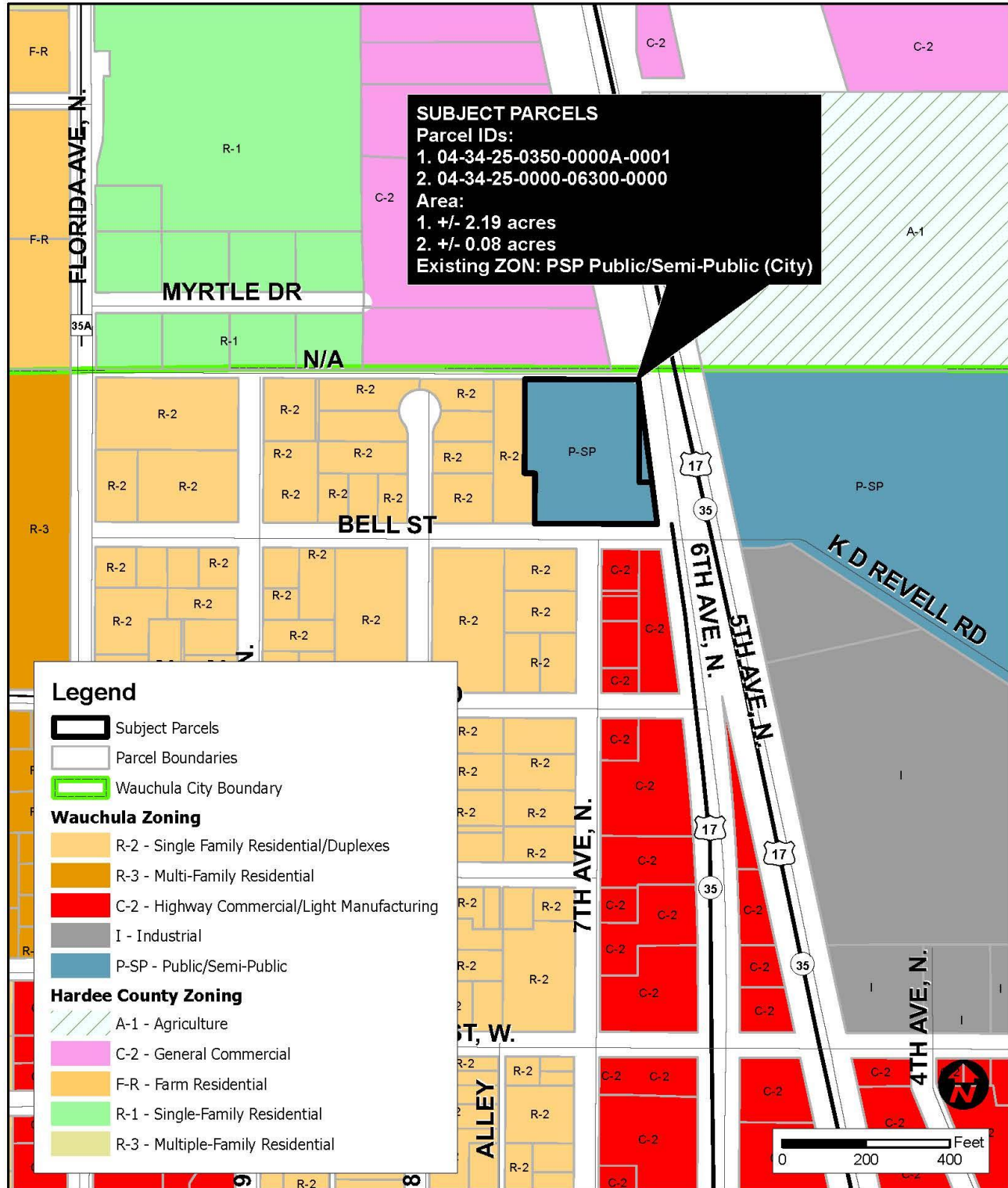
The Zoning amendment is **consistent** with the proposed Future Land Use Map amendment.



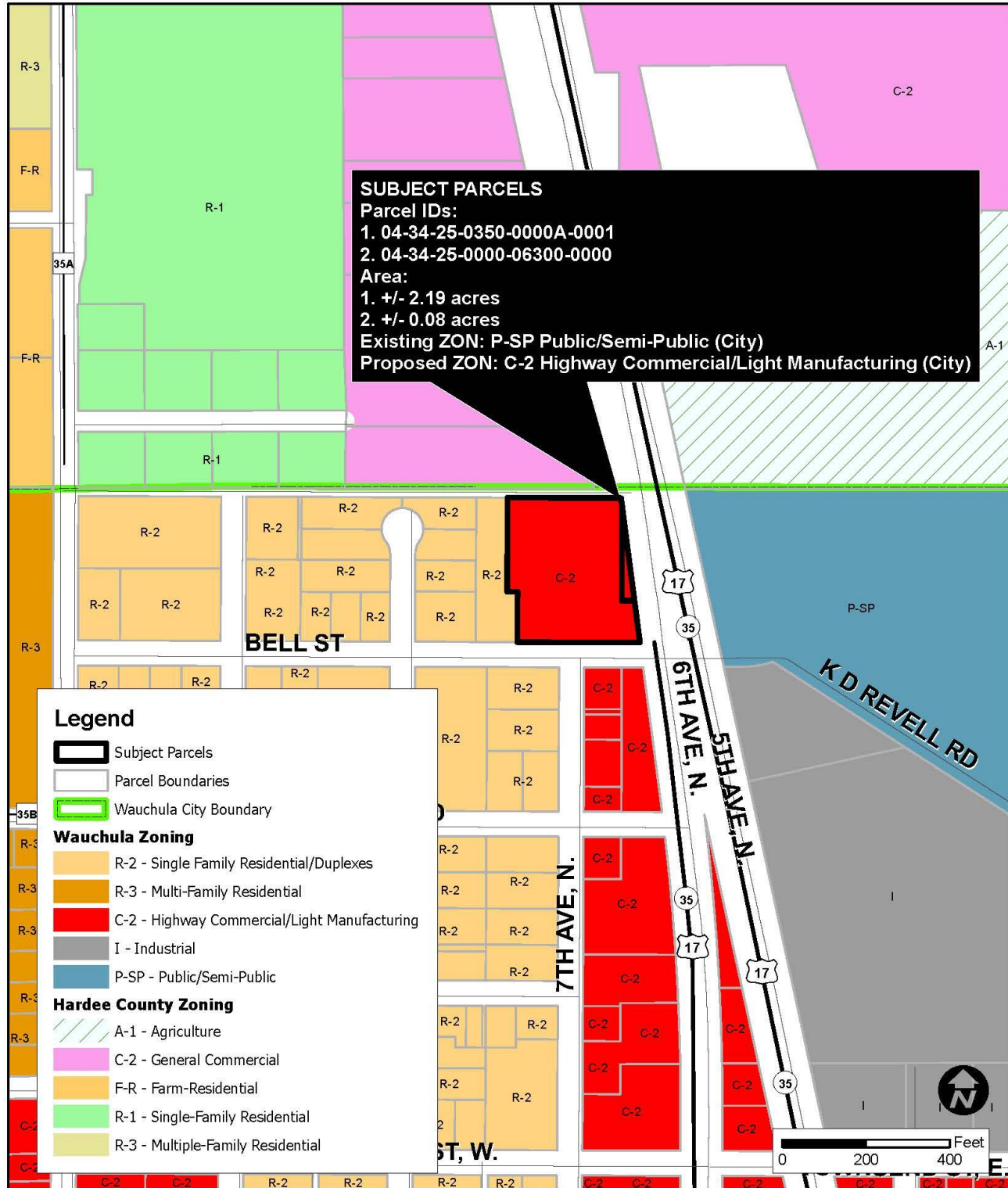
City of Wauchula Proposed Future Land Use Map



City of Wauchula Existing Zoning Map



City of Wauchula Proposed Zoning Map



School Board Property Application

FILL OUT COMPLETELY

Date Submitted _____

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: School Board of Hardee CountyAddress of request: 1001 N. 6th AvenueMailing address: P.O. Drawer 1678Daytime Telephone: 863-773-9058
 Owner's Name & Address (as shown on property records):
☐ Check, if same as above.

If different: Name: _____

Mailing Address: _____

Daytime Telephone: _____

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 cardCurrent Zoning P-SP Future Land Use C2Size of Parcel: 2.165 acreage

Current Improvements: (Buildings, etc. on property) _____

Reason for request: sale of property

If Annexation and/or Re-Zone:

Current County Zoning Classification _____

City Zoning Classification and Future Land Use classification sought: _____

C 2What property usage is to the North: commercial, South: C-2-,East: P-SP - Health Dept. and West: R2 - single family of your property (example: residence)?Number of residences on parcel(s) (Existing and/or proposed): NA

Population of parcel(s): _____

*****FOR SPECIAL EXCEPTION REQUESTS ONLY*****

Square footage to be used for the activity: _____

Proposed Hours: _____

Associated Noise: _____

Materials stored on premises: _____

Traffic caused by activity: _____

Number of off-street parking spaces: _____

Have you filed any previous applications? NO

If yes, please describe request and give date of application: _____

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): Sony M. Bennett Date: 4/11/2025

Print Name(s): SONJA M. BENNETT

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 _____

Stockyard Property Application

FILL OUT COMPLETELY

Date Submitted 5/28/25

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: The Stockyard Property Group, LLC

Address of request: 0 N 6th Ave

Mailing address: P.O. Box 1420 Wauchula, FL 33873

Daytime Telephone: 813-335-7057

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

If different: Name: _____

Mailing Address: _____

Daytime Telephone: _____

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 P-5p Future Land Use P-SP

Size of Parcel: 1,650 sq ft. (.037) ac.

Current Improvements: (Buildings, etc. on property) Drive way

Reason for request: To Make Consistent with surrounding Property Changes

If Annexation and/or Re-Zone:

Current County Zoning Classification NA

City Zoning Classification and Future Land Use classification sought: C-2/Commercial

What property usage is to the North: Office, South: Office,

East: Office and West: Office of your property (example: residence)?

Number of residences on parcel(s) (Existing and/or proposed): 2

Population of parcel(s): 2

*******FOR SPECIAL EXCEPTION REQUESTS ONLY*******

Square footage to be used for the activity: _____

Proposed Hours: _____

Associated Noise: _____

Materials stored on premises: _____

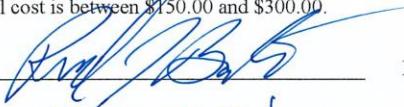
Traffic caused by activity: _____

Number of off-street parking spaces: _____

Have you filed any previous applications? No

If yes, please describe request and give date of application: _____

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):  Date: 5-28-25

Print Name(s): Rick J. Batema

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 _____

[illegible]

ORDINANCE NO. 2025-07

AN ORDINANCE OF THE CITY OF WAUCHULA, FLORIDA; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF WAUCHULA, FLORIDA, SPECIFICALLY CHANGING THE FUTURE LAND USE CLASSIFICATION FROM PUBLIC/SEMI-PUBLIC (PSP) TO COMMERCIAL ON APPROXIMATELY 2.27 ACRES LOCATED AT 1001 NORTH 6TH STREET, NORTH OF BELL STREET, (PARCEL NUMBERS 04-34-25-0350-0000A-0001 and 04-34-25-0000-06300-0000), AS IDENTIFIED IN EXHIBIT "A" HEREOF; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and mandates the City of Wauchula, Florida, (the "City") to plan for future development and growth and to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the City Commission held meetings and hearings on **Amendment 25-07SS**, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

WHEREAS, in exercise of its authority the City Commission has determined it necessary to adopt this **Amendment 25-07SS** to the Comprehensive Plan, which map is marked as Exhibit "A" and is attached and made a part hereof, to ensure that the Plan is in full compliance with the Laws of the State of Florida; to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the City of Wauchula; and

WHEREAS, in accordance with the procedures required by Sections 166.041 (3)(c)2, Florida Statutes, and other applicable law, the regulations contained within this ordinance were considered by 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 on July 21, 2025, at which time interested parties and citizens had the opportunity to be heard and such amendments were recommended to the City Commission for adoption; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Commission held a meeting and hearing on this amendment, with due public notice having been provided, to obtain public comment, and considered all written

and oral comments received during public hearings, including support documents.

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

Section 1. AMENDMENT TO THE FUTURE LAND USE MAP. the Commission of the City of Wauchula, Florida, amends its Comprehensive Plan in the following specific manner:

The Future Land Use Map is amended to specifically change the Future Land Use Classification from Public/Semi-Public to Commercial on two parcels of land containing approximately +/-2.27 acres located at 1001 North 6th Avenue, north of Bell Street, (Parcel Numbers 04-34-25-0350-0000A-0001 and 04-34-25-0000-06300-0000) and shown on the Proposed Future Land Use Map attached as Exhibit "A".

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. 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 5. EFFECTIVE DATE. The ordinance shall take effect as provided for in 163.3187(5)(c), Florida Statutes.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Wauchula, the ____ day of ____, 2025.

PASSED on second and final reading by the City Commission of the City of Wauchula, Florida, at regular session this ____ day of ____, 2025.

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:

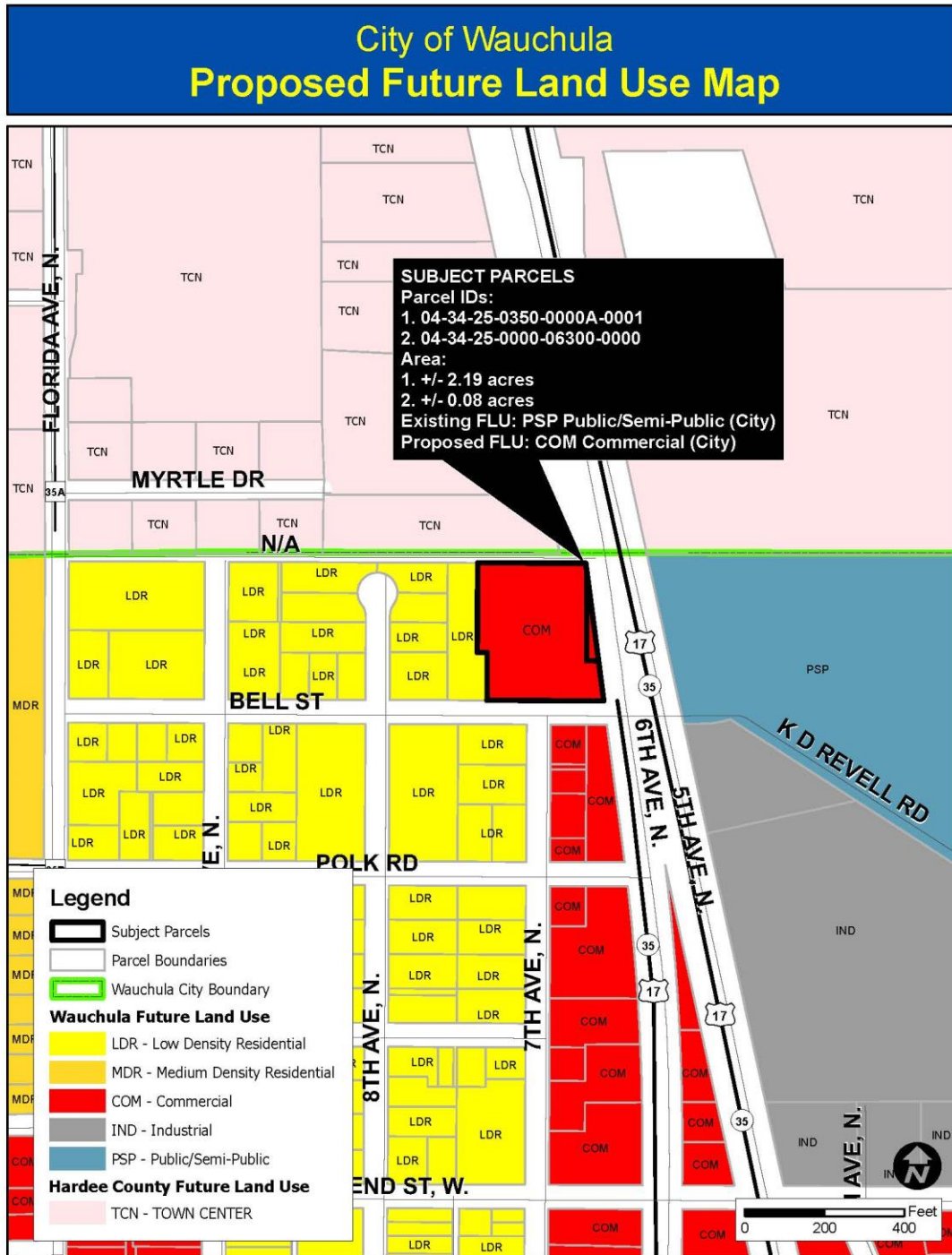
Stephanie Camacho, City Clerk

Richard Keith Nadaskay, Jr., Mayor

APPROVED AS TO FORM AND LEGALITY:

Kristie Hatcher-Bolin, City Attorney

Exhibit "A"
Ordinance No. 2025-04
Future Land Use Map



ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY OF WAUCHULA, FLORIDA; PROVIDING FOR AN AMENDMENT TO THE ZONING MAP OF THE CITY OF WAUCHULA, FLORIDA, SPECIFICALLY CHANGING THE ZONING MAP FROM PUBLIC/SEMI-PUBLIC (PSP) TO C-2 HIGHWAY COMMERCIAL/LIGHT MANUFACTURING ON APPROXIMATELY 2.27 ACRES LOCATED AT 1001 NORTH 6TH STREET, NORTH OF BELL STREET, (PARCEL NUMBERS 04-34-25-0350-0000A-0001 and 04-34-25-0000-06300-0000), AS IDENTIFIED IN EXHIBIT "A" HEREOF; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hardee County Board of County Commissioners (the "Applicant") requests a change of zoning from Public/Semi-Public (P/SP) to C-2 Highway Commercial/Light Manufacturing on two parcels of land containing approximately +/-2.27 acres located at 1001 North 6th Avenue north of Bell Street, (Parcel Numbers 04-34-25-0350-0000A-0001 and 04-34-25-0000-06300-0000) 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 July 21, 2025, 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 July 21, 2025, 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 July 21, 2025, 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 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, the City Council of the City of Wauchula has adopted Ordinance 2025-08, a Future Land Use Map Amendment to the City's Comprehensive Plan, designating the subject parcel depicted in Exhibit "A," attached hereto and incorporated herein, with a Future Land Use designation of "Commercial;" 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 Public/Semi-Public (P/SP) to C-2 Highway Commercial/ Light Manufacturing on two parcels of land containing approximately +/-2.27 acres located at 1001 North 6th Avenue north of Bell Street, (Parcel Numbers 04-34-25-0350-0000A-0001 and 04-34-25-0000-06300-0000).

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. 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 5. EFFECTIVE DATE. The ordinance shall take effect concurrent with the effective date of Ordinance 2025-08.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Wauchula, the ____ day of ____, 2025.

PASSED on second and final reading by the City Commission of the City of Wauchula, Florida, at regular session this ____ day of ____, 2025.

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:

Kristie Hatcher-Bolin, City Attorney



**CITY OF WAUCHULA
FUTURE LAND USE AND ZONING AMENDMENT
STAFF REPORT & PROPOSED AMENDMENTS**

TO: City of Wauchula Planning and Zoning Board

PREPARED BY: Central Florida Regional Planning Council

AGENDA DATE: July 21, 2025

SUBJECT: FUTURE LAND USE MAP AMENDMENT:

An applicant-initiated request to amend the **Future Land Use classification** from County Town Center to City Low Density Residential (LDR) on one parcel of land containing approximately +/-0.28 acres located at 572 Stenstrom Road, (Parcel Number 09-34-25-0830-00003-0024).

REZONING:

An applicant-initiated request to amend the **Zoning Map** from County Farm Residential (FR) to City R-2, Single Family Residential/Duplexes on one parcel of land containing approximately +/-0.28 acres located at 572 Stenstrom Road, (Parcel Number 09-34-25-0830-00003-0024).

AGENDA AND HEARING DATES:

July 21, 2025, 5:30 PM	Planning and Zoning Board (Public Hearing)
August 11, 2025, 6:00 PM	City Commission (First Reading)
September 8, 2025, 6:00 PM	City Commission (Second Reading, Public Hearing)

ATTACHMENTS:

- Aerial Photo Map
- Existing Future Land Use Map
- Proposed Future Land Use Map
- Existing Zoning Map
- Proposed Zoning Map
- Applications (Comprehensive Plan Map Amendment & Rezoning)

PLANNING AND ZONING BOARD MOTION OPTIONS:**Future Land Use Map Amendment Motion Options:**

1. I move the Planning and Zoning Board forward the proposed Future Land Use Map Amendment to the City Commission with a recommendation of **approval**.
2. I move the Planning and Zoning Board forward the proposed Future Land Use Map Amendment to the City Commission with a recommendation of **approval with changes**.
3. I move the Planning and Zoning Board forward the proposed Future Land Use Map Amendment to the City Commission with a recommendation of **denial**.

Rezoning Motion Options:

1. I move the Planning and Zoning Board forward the proposed Rezoning to the City Commission with a recommendation of **approval**.
2. I move the Planning and Zoning Board forward the proposed Rezoning to the City Commission with a recommendation of **approval with changes**.
3. I move the Planning and Zoning Board forward the proposed Rezoning to the City Commission with a recommendation of **denial**.

OVERVIEW:

Applicant/ Owner	Randy Mayer
Parcel ID	09-34-25-0830-00003-0024
Total Subject Area	+/-0.28 acres
Existing Future Land Use	County Town Center
Proposed Future Land Use	City Low Density Residential
Existing Zoning	County Farm Residential (FR)
Proposed Zoning	R-2, Single-Family Residential/Duplexes

Randy Mayer (applicant and owner) is requesting the assignment of City of Wauchula Future Land Use and Zoning designations on one parcel of land totaling +/-0.28-acres. The request is to assign a Future Land Use designation of City Low Density Residential and a Zoning District of R-2, Single-Family Residential/Duplexes. The reason for this request is to assign a City Future Land Use and zoning after annexation. See aerial photo map below.

City of Wauchula AERIAL PHOTO MAP



FUTURE LAND USE REQUEST

The applicant is requesting a Future Land Use Map amendment from County Town Center to Low Density Residential. Descriptions for both the existing and proposed Future Land Use categories are provided as follows.

EXISTING FUTURE LAND USE – Hardee County Town Center Future Land Use Element, Policy L1.2

The **Town Center** category accommodates a mix of higher densities and intensities of land uses appropriate to some areas of unincorporated Hardee County. The widest range and highest densities and intensities of land uses are intended. Residential, commercial, industrial, recreational, public, and other uses are intended to be developed in close proximity to maintain or reduce distance between residences, employment areas, commercial areas and entertainment areas.

PROPOSED FUTURE LAND USE – Low Density Residential City of Wauchula Comprehensive Plan, Future Land Use Element, Policy 1.6(c)

This category permits higher density residential uses consistent with duplexes and related neighborhood or public uses, with a maximum density of eight units per acre

ZONING REQUEST

The applicant is requesting a Zoning Map amendment from County Farm Residential (FR) to City R-2, Single Family Residential/Duplexes. Descriptions for both the existing and proposed Zoning categories are provided as follows.

EXISTING ZONING

Hardee County Land Development Code, Section 3.04.04 - Farm Residential District

The primary purpose of this zoning district is to provide areas in Hardee County for very low-density residential development in combination with limited agriculture, public and community services, infra-structure, and recreation and open space land uses. In accordance with the Hardee County Comprehensive Plan, residential development may be single-family dwellings, at a permitted density of not more than one dwelling unit per acre. Development within this zoning district must be accessed by County-maintained roadways. Development within this zoning district shall be no further than two miles from existing high-density land uses and/or incorporated boundaries.

PROPOSED ZONING**City of Wauchula Land Development Code, Section 2.02.02.05 (B) - R-2, Single-Family Residential/Duplexes**

The purpose of this district is to provide the opportunity for conventional single-family development and duplexes in appropriate areas of the City, compatible with existing development and in conformance with the provisions of the Comprehensive Plan.

PROPERTY INFORMATION

The request includes one parcel totaling approximately +/-0.28 acres. The property has a Future Land Use designation of County Town Center. The applicant is requesting the City assign a Future Land Use designation of City Low Density Residential (LDR) and a zoning of R-2, Single-Family Residential/Duplexes on the parcel because it was recently annexed and must have City Future Land Use and zoning designations assigned to it.

ANALYSIS:**SURROUNDING PROPERTIES:**

As illustrated in the table below, the property is surrounded by Hardee County Town Center, City Commercial, and City Low Density Residential. The property to the north and south are in unincorporated Hardee County and the land to the west, and east are in the City of Wauchula. See attached maps.

<u>Northwest:</u> FLU: County TCN Zoning: County F-R Use: Vacant	<u>North:</u> FLU: County TCN Zoning: County F-R Use: Vacant	<u>Northeast:</u> FLU: City Commercial Zoning: City C-1 Use: Vacant
<u>West:</u> FLU Low Density Residential Zoning: R-2 Use: Vacant	<u>Subject Properties:</u> Current FLU: County TCN Requested FLU: Low Density Residential Current Zoning: County F-R Requested Zoning: R-2 Use: Residential	<u>East:</u> FLU: LDR Zoning: R-2 Use: Vacant
<u>Southwest:</u> FLU: County TCN Zoning: County F-R Use: Vacant	<u>South:</u> FLU: County TCN Zoning: County F-R Use: Vacant	<u>Southeast:</u> FLU: County TCN Zoning: County F-R Use: Vacant

LAND USE IMPACTS ANALYSIS:

The proposed Future Land Use is compatible with the Comprehensive Plan conditions and is compatible with the surrounding area based on the Future Land Uses assigned to nearby properties in the City limits along Stenstrom Road.

The table below shows the density for the amendment to the Zoning Map request for the property.

	Existing Zoning: County Farm Residential	Proposed Zoning: R-2, Single-Family Residential/Duplexes
Density	2 DU/Acre	8 DU/Acre

The proposed Future Land Use is compatible with the surrounding area based on the Future Land Uses assigned to nearby properties in the City limits. The proposed zoning is compatible with the companion Future Land Use request. More information is available in the Land Use Analysis located below.

PUBLIC FACILITIES AND SERVICES ANALYSIS:

Potable Water and Wastewater

The City has capacity in both systems to serve development of this property. The applicant will be responsible for connections to the City's systems.

Traffic/Transportation

The site is bordered by Stenstrom Road on the south. Access to the site will be via an existing driveway onto Stenstrom Road.

Environmental Impacts

According to the FEMA FIRM maps no portion of the site is located in a FEMA Flood Zone.

School Impacts

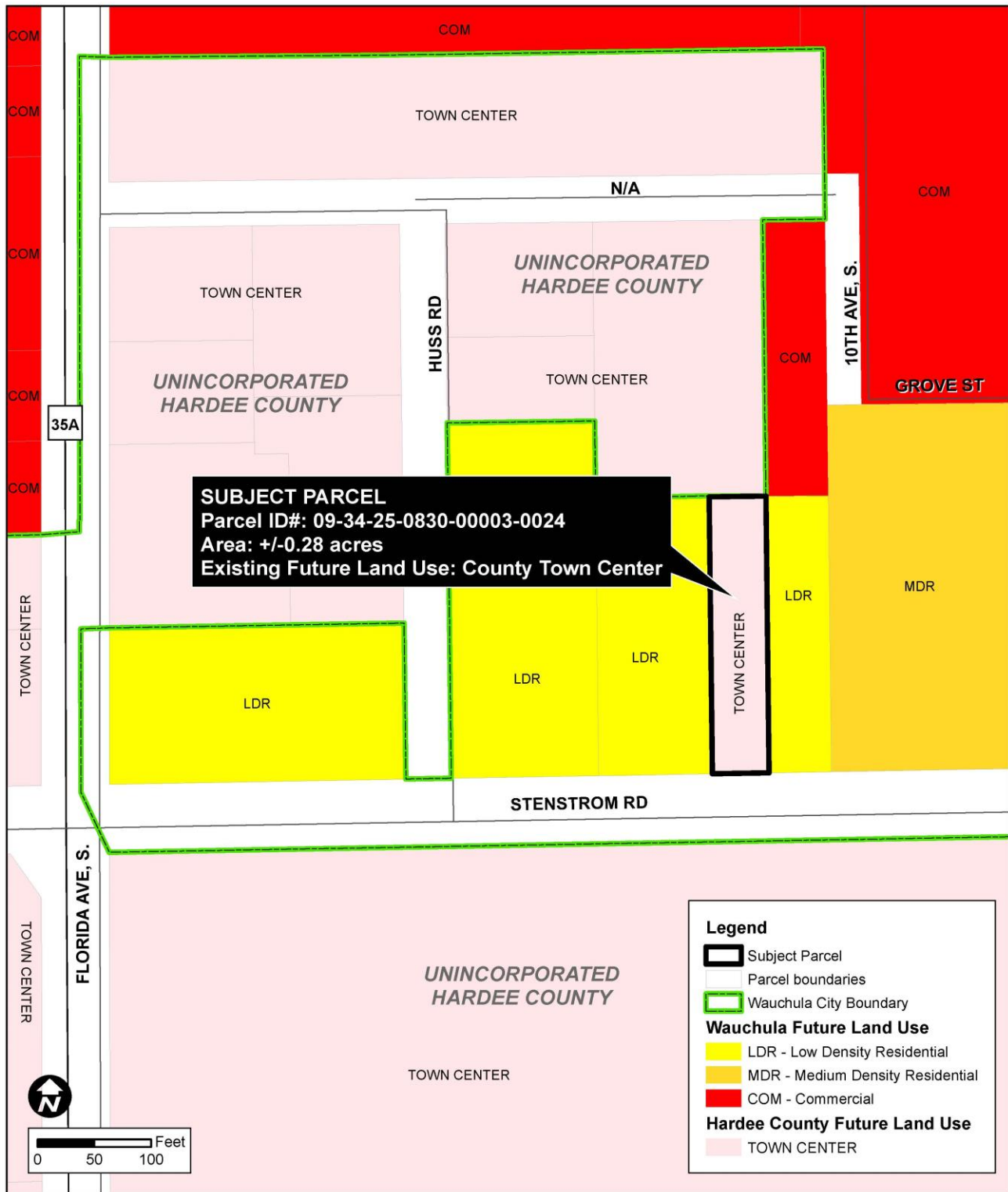
The requested Future Land Use and Zoning does permit the development of residential developments, but due to the size of the parcel, no more than 1 unit. One unit will have a de minimis effect on the surrounding schools.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

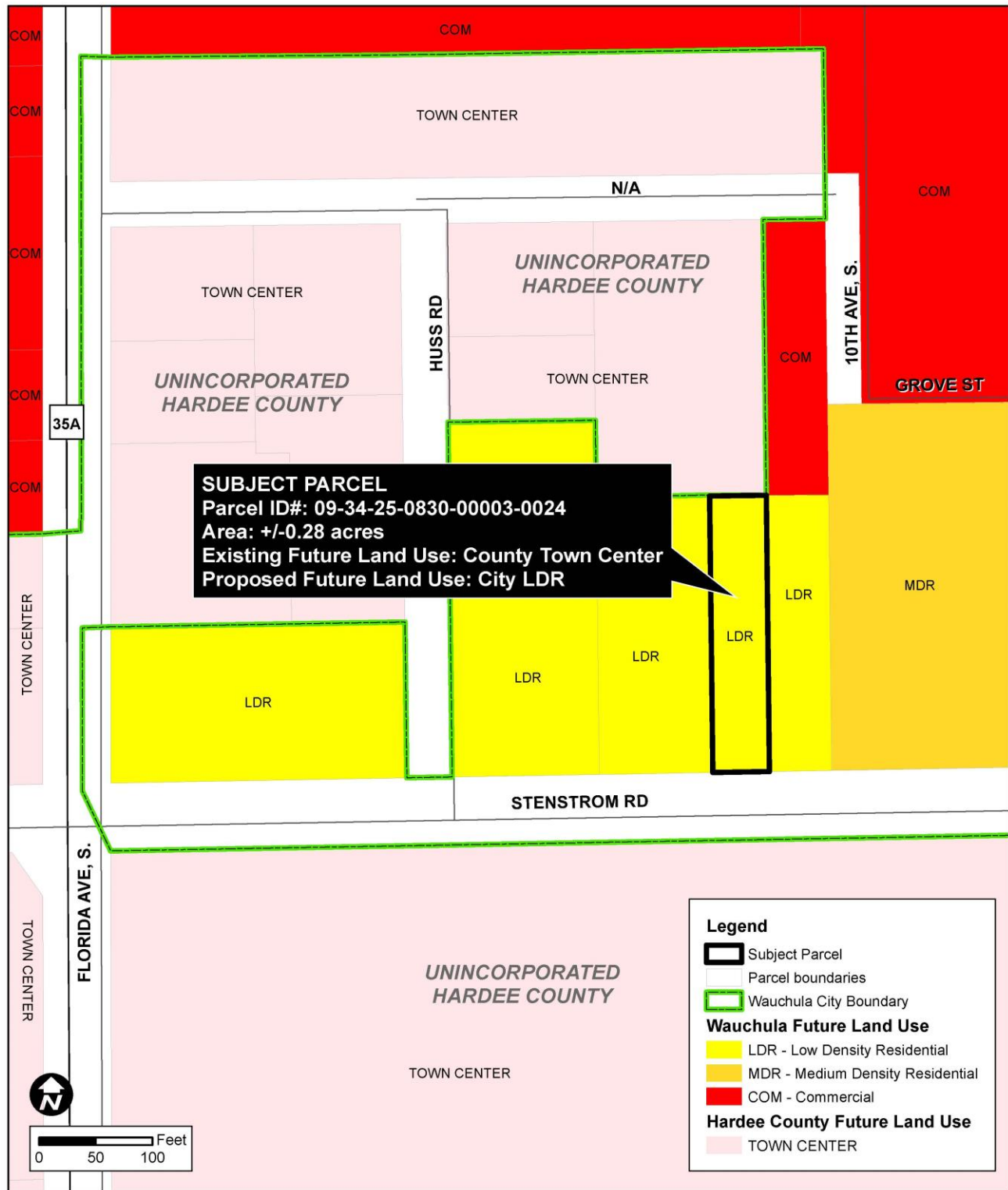
The Future Land Use Map amendment is **consistent** with the City of Wauchula Comprehensive Plan. The change in Future Land Use for the property will permit the property owner to utilize the parcels for commercial or, potentially, residential purposes.

The Zoning amendment is **consistent** with the proposed Future Land Use Map amendment.

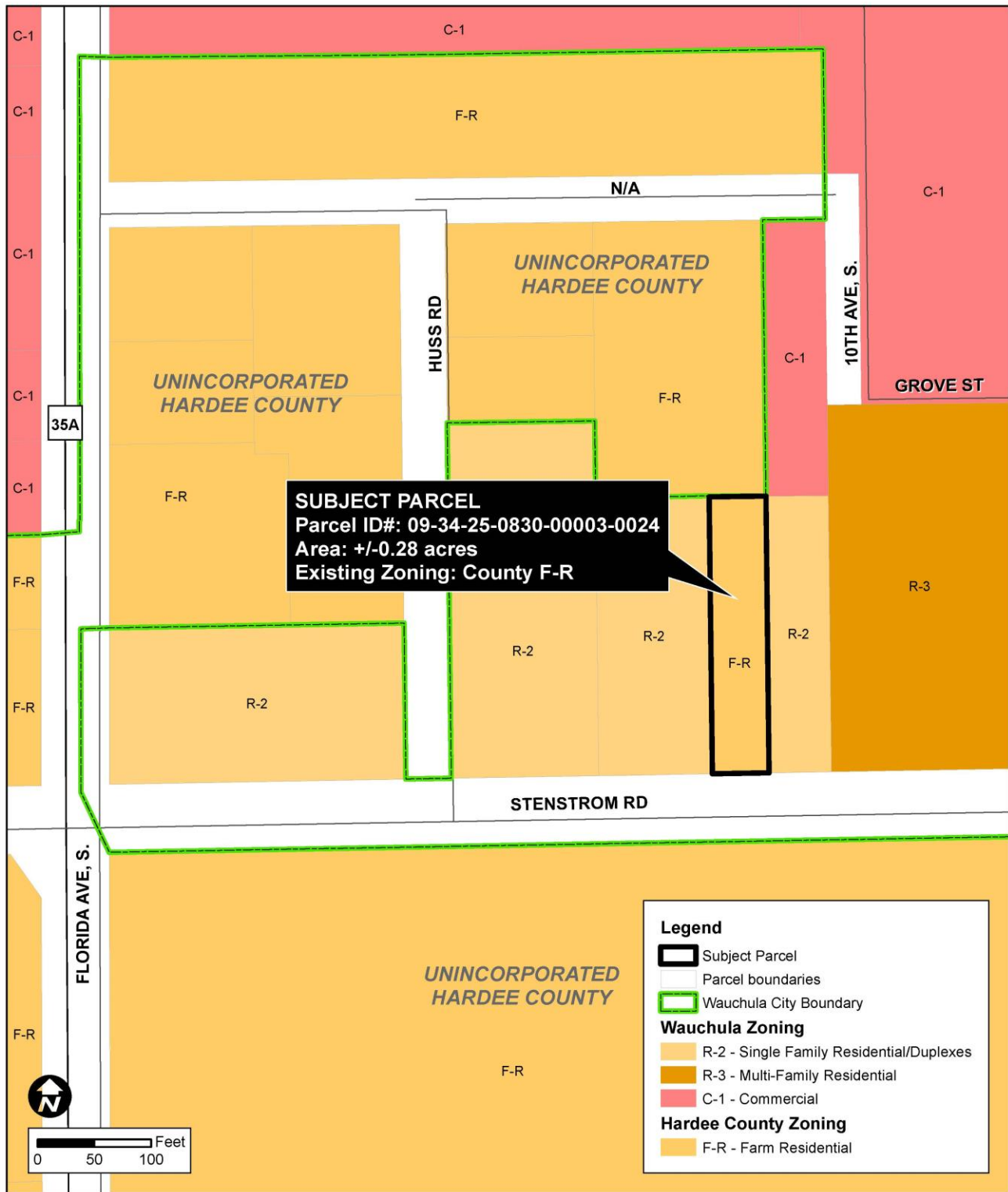
City of Wauchula EXISTING FUTURE LAND USE MAP



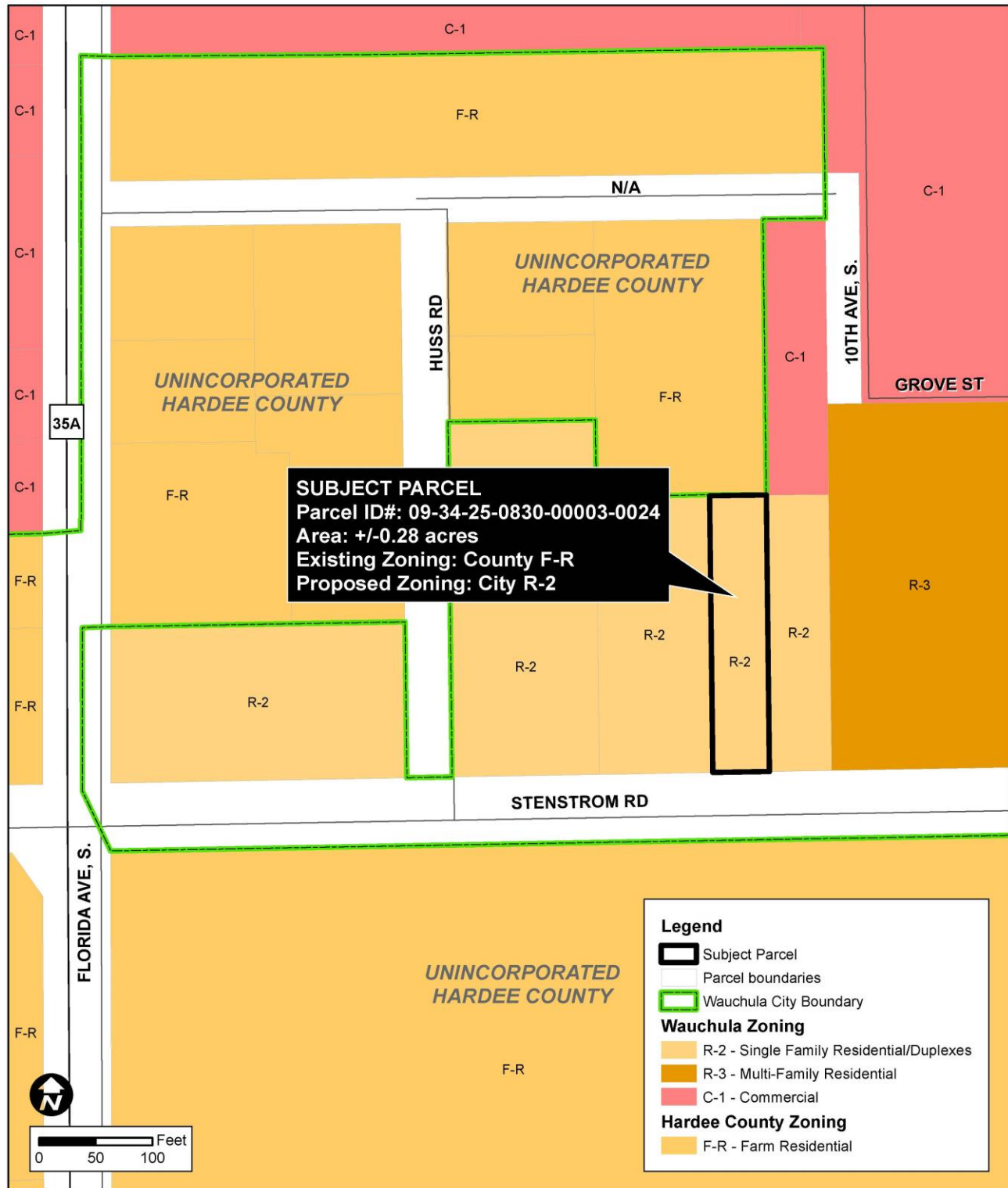
City of Wauchula PROPOSED FUTURE LAND USE MAP



City of Wauchula EXISTING ZONING MAP



City of Wauchula PROPOSED ZONING MAP



Application

FILL OUT COMPLETELY

Date Submitted

6/11/25

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:

Randy Mayer

Address of request:

572 Stenstrom rd

Mailing address:

572 Stenstrom rd

Daytime Telephone:

941-932-5861

Owner's Name & Address (as shown on property records):

☒ Check, if same as above.

If different: Name:

Mailing Address:

Daytime Telephone:

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

F-R

Future Land Use

Town Center

Size of Parcel:

.28 AC

Current Improvements: (Buildings, etc. on property)

Put up Pole Barn

Reason for request:

Put up 24X36 Pole Barn

If Annexation and/or Re-Zone:

Current County Zoning Classification F-R

City Zoning Classification and Future Land Use classification sought: R-2, Low Density Res

What property usage is to the North: Vacant, South: pasture,
East: Multi-Fam and West: Vacant of your property (example: residence)?

Number of residences on parcel(s) (Existing and/or proposed): 1

Population of parcel(s): 1

*****FOR SPECIAL EXCEPTION REQUESTS ONLY*****

Square footage to be used for the activity: _____

Proposed Hours: _____

Associated Noise: _____

Materials stored on premises: _____

Traffic caused by activity: _____

Number of off-street parking spaces: _____

Have you filed any previous applications? —

If yes, please describe request and give date of application: _____

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): Randy Mayer

Date: 6/11/25

Print Name(s): Randy Mayer

Signature of applicant(s): Randy Mayer

Date: 6/11/25

Print Name(s): Randy Mayer

FOR OFFICE USE ONLY

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

ORDINANCE NO. 2025-12

AN ORDINANCE OF THE CITY OF WAUCHULA, FLORIDA; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF WAUCHULA, FLORIDA, SPECIFICALLY CHANGING THE FUTURE LAND USE CLASSIFICATION FROM COUNTY TOWN CENTER TO CITY LOW DENSITY RESIDENTIAL (LDR) ON ONE PARCEL OF LAND CONTAINING APPROXIMATELY +/-0.28 ACRES LOCATED AT 572 STENSTROM ROAD, (PARCEL NUMBER 09-34-25-0830-00003-0024), AS IDENTIFIED IN EXHIBIT "A" HEREOF; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and mandates the City of Wauchula, Florida, (the "City") to plan for future development and growth and to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the City Commission held meetings and hearings on **Amendment 25-xxSS**, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

WHEREAS, in exercise of its authority the City Commission has determined it necessary to adopt this **Amendment 25-xxSS** to the Comprehensive Plan, which map is marked as Exhibit "A" and is attached and made a part hereof, to ensure that the Plan is in full compliance with the Laws of the State of Florida; to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the City of Wauchula; and

WHEREAS, in accordance with the procedures required by Sections 166.041 (3)(c)2, Florida Statutes, and other applicable law, the regulations contained within this ordinance were considered by 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 on July 21, 2025, at which time interested parties and citizens had the opportunity to be heard and such amendments were recommended to the City Commission for adoption; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Commission held a meeting and hearing on this amendment, with due public

notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents.

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

Section 1. AMENDMENT TO THE FUTURE LAND USE MAP. the Commission of the City of Wauchula, Florida, amends its Comprehensive Plan in the following specific manner: The Future Land Use Map is amended to specifically change the Future Land Use Classification from County Town Center to City Low Density Residential (LDR) on one parcel of land containing approximately +/-0.28 acres located at 572 Stenstrom Road, (Parcel Number 09-34-25-0830-00003-0024). and shown on the Proposed Future Land Use Map attached as Exhibit "A".

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. 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 5. EFFECTIVE DATE. The ordinance shall take effect as provided for in 163.3187(5)(c), Florida Statutes.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Wauchula, the ____ day of ____, 2025.

PASSED on second and final reading by the City Commission of the City of Wauchula, Florida, at regular session this ____ day of ____, 2025.

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

City of Wauchula
PROPOSED FUTURE LAND USE MAP

COM
TOWN CENTER
N/A
TOWN CENTER
UNINCORPORATED HARDEE COUNTY
TOWN CENTER
UNINCORPORATED HARDEE COUNTY
TOWN CENTER
COM
10TH AVE. S.
GROVE ST
35A
TOWN CENTER
LDR
MDR
LDR
LDR
LDR
STENSTROM RD
UNINCORPORATED HARDEE COUNTY
TOWN CENTER
FLORIDA AVE. S.

SUBJECT PARCEL
 Parcel ID#: 09-34-25-0830-00003-0024
 Area: +/-0.28 acres
 Existing Future Land Use: County Town Center
 Proposed Future Land Use: City LDR

Legend

- Subject Parcel
- Parcel boundaries
- Wauchula City Boundary

Wauchula Future Land Use

- LDR - Low Density Residential
- MDR - Medium Density Residential
- COM - Commercial

Hardee County Future Land Use

- TOWN CENTER

Scale: 0 50 100 Feet

North Arrow:

ORDINANCE NO. 2025-13

AN ORDINANCE OF THE CITY OF WAUCHULA, FLORIDA; PROVIDING FOR AN AMENDMENT TO THE ZONING MAP OF THE CITY OF WAUCHULA, FLORIDA, FROM COUNTY FARM RESIDENTIAL (FR) TO CITY R-2, SINGLE FAMILY RESIDENTIAL/DUPLEXES ON ONE PARCEL OF LAND CONTAINING APPROXIMATELY +/-0.28 ACRES LOCATED AT 572 STENSTROM ROAD, (PARCEL NUMBER 09-34-25-0830-00003-0024), AS IDENTIFIED IN EXHIBIT "A" HEREOF; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hardee County Board of County Commissioners (the "Applicant") requests a change of zoning from County Farm Residential (FR) to City R-2, Single Family Residential/Duplexes on one parcel of land containing approximately +/-0.28 acres located at 572 Stenstrom Road, (Parcel Number 09-34-25-0830-00003-0024) 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 July 21, 2025, 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 July 21, 2025, 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 July 21, 2025, 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 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, the City Council of the City of Wauchula has adopted Ordinance 2025-12, a Future Land Use Map Amendment to the City's Comprehensive Plan, designating the subject parcel depicted in Exhibit "A," attached hereto and incorporated herein, with a Future Land Use designation of "Low Density Residential;" 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 County Farm Residential (FR) to City R-2, Single Family Residential/Duplexes on one parcel of land containing approximately +/-0.28 acres located at 572 Stenstrom Road, (Parcel Number 09-34-25-0830-00003-0024).

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. 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 5. EFFECTIVE DATE. The ordinance shall take effect concurrent with the effective date of Ordinance 2025-12.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Wauchula, the ____ day of ____, 2025.

PASSED on second and final reading by the City Commission of the City of Wauchula, Florida, at regular session this ____ day of ____, 2025.

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

