CITY COMMISSION AND CRA BOARD MEETING AGENDA

Monday, October 12, 2026 at 6:00 PM

Historic City Hall, Commission Chambers – 225 East Main Street, Suite 105

www.cityofwauchula.gov

INVOCATION

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

MINUTES FOR APPROVAL

1. Minutes for 9/14/2026 Commission Meeting and 9/28/2026 Special Meeting

   Recommended Action: Commission's Approval

PUBLIC COMMENT / NON-AGENDA ITEMS

PRESENTATIONS

2. Proclamation 2026-04 Domestic Violence Awareness Month

   Recommended Action: Commission's Approval

ORDINANCES / PUBLIC HEARINGS

3. Ordinance 2026-13 EAR Based Text Amendments - First Reading

   Recommended Action: Commission's Discretion

4. Ordinance 2026-15 Final Budget Adjustments Fiscal Year 25-26 - First Reading

   Recommended Action: Commission's Discretion

CITY MANAGER / NON-CONSENT

5. Power Cost Adjustment
6. Wauchula Train Depot Flooring

   Recommended Action: Commission's Discretion

7. Resolution 2026-26 repealing Resolution 2016-26 rejecting all bids under ITB 26-04 Southwest Area Elevated Tower & Water Line Project

   Recommended Actions: Commission's Discretion

CONSENT AGENDA

8. Gardens at Midtown Bond and Maintenance Agreement

9. Award Recommendation for RFQ 26-02 Professional Engineering Services - Airport Deep Water Well

   Recommended Action: Commission's Approval on Items 8-9

CITY MANAGER REPORT

CITY ATTORNEY REPORTS

CITY COMMISSIONER REPORTS

RECESS COMMISSION MEETING – CONVENE CRA BOARD MEETING

CRA AGENDA

10. Approval of Minutes for 9/14/2026 CRA Meeting

    Recommended Action: Board's Approval

11. Commercial Revitalization Grant Program

    Recommended Action: Boards Approval

12. Main Street Wauchula Funding Agreement

    Recommended Action: Boards Approval

ADJOURN CRA BOARD MEETING – RECONVENE COMMISSION MEETING

13. Approval of CRA Board Actions

Recommended Action: Commission's Approval

14. Resolution 2026-25 CRA MSW Funding Agreement

    Recommended Action: Commission's Approval

REMINDERS

ADJOURNMENT

CITY COMMISSION AND CRA BOARD MEETING MINUTES

Monday, September 14, 2026 at 6:00 PM

Historic City Hall, Commission Chambers – 225 East Main Street, Suite 105

www.cityofwauchula.gov

INVOCATION

PLEDGE OF ALLEGIANCE

CALL TO ORDER

Due to technical difficulties with audio/visual, Nadaskay called the meeting to order at 6:11 pm.

ROLL CALL

PRESENT
Commissioner Anne Miller
Mayor Pro Tem Russell Smith
Mayor Keith Nadaskay
Commissioner Sherri Albritton
Commissioner Gary Smith

STAFF PRESENT
City Manager Olivia Minshew
Assistant City Manager Sandee Braxton
City Clerk Stephanie Camacho
Deputy City Clerk Kelly Dugan
CRA Director Jessica Newman
Public Works Director Ward Grimes
City Attorney Kristie Hatcher-Bolin
Code Enforcement Officer Raina Bergens
Utilities & Community Development Director
Chief of Police Ron Curtis

APPROVAL OF AGENDA

Motion made by Commissioner Albritton, Seconded by Commissioner Miller.
Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

MINUTES FOR APPROVAL

1. Minutes for 8/3/2026 Commission Workshop and 8/10/2026 Commission Meeting

   Recommended Action: Commission's Approval

   Motion made by Commissioner Smith, Seconded by Commissioner Albritton.
   Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

PUBLIC COMMENT / NON-AGENDA ITEMS

None presented.

PRESENTATIONS

2. Proclamation 2026-03 Florida Redevelopment Week

   Recommended Action: Commission's Approval

   Nadaskay read the proclamation.

   Motion made by Commissioner Miller, Seconded by Mayor Pro Tem Smith.
   Voting Yea: Mayor Nadaskay, Commissioner Albritton, Commissioner Smith

ORDINANCES / PUBLIC HEARINGS

3. Ordinance 2026-12 Amending Chapter 4 of the Code - Animal Control - Second Reading

   Recommended Action: Commission's Approval

   Nadaskay opened the public hearing. No public comment was heard. Nadaskay closed the public hearing.

   Hatcher-Bolin read the ordinance by title only.

   Motion made by Mayor Pro Tem Smith, Seconded by Commissioner Smith.
   Voting Yea: Commissioner Miller, Mayor Nadaskay, Commissioner Albritton

4. Resolution 2026-17 Setting the Tentative Millage Rate for 2026-2027 FY

   Recommended Action: Commission's Approval

   Braxton presented the resolution to set the tentative millage rate to the rolled back rate of 5.8318.

   Motion made by Commissioner Albritton, Seconded by Mayor Pro Tem Smith.
   Voting Yea: Commissioner Miller, Mayor Nadaskay, Commissioner Smith

5. Ordinance 2026-14 Adoption of the Final Budget for the 2026-2027 FY - First Reading

   Recommended Action: Commission's Approval

   Hatcher-Bolin read the ordinance by title only.

   Braxton provided updates since the July workshop.

   Motion made by Commissioner Smith, Seconded by Commissioner Albritton.
   Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

RECESS COMMISSION MEETING – CONVENE GENERAL PENSION BOARD MEETING

GENERAL PENSION BOARD AGENDA

Nadaskay called the General Pension Board meeting to order at 6:23 pm.

6. Approval of Minutes for 6/8/2026 General Pension Board Meeting

   Recommended Action: Board's Approval

   Motion made by Commissioner Miller, Seconded by Commissioner Smith.
   Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Albritton

7. Ordinance 2026-11 Cost of Living Adjustment for Retirees - Second Reading

   Recommended Action: Board's Approval

   Nadaskay opened the public hearing. No public comments were heard. Nadaskay closed the public hearing.

   Hatcher-Bolin read the ordinance by title only.

   Motion made by Commissioner Smith, Seconded by Commissioner Albritton.
   Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

8. 4th Quarter General Pension & OPEB Financial Update

   Recommended Action: Board's Approval

   Braxton presented the financial report.

   Motion made by Commissioner Smith, Seconded by Commissioner Miller.
   Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Albritton

9. FY 26-27 Pension Budget

   Recommended Action: Board's Approval

   Braxton presented the 2026-2027 pension budget.

   Motion made by Commissioner Albritton, Seconded by Commissioner Smith.
   Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

10. OPEB Authorization Letter

    Recommended Action: Board's Approval

    Braxton presented the OPEB authorization letter.

    Motion made by Commissioner Miller, Seconded by Mayor Pro Tem Smith.
    Voting Yea: Mayor Nadaskay, Commissioner Albritton, Commissioner Smith

11. Acceptance of Pension Annual Report

    Recommended Action: Board's Approval

    Braxton presented the annual pension report.

    Motion made by Commissioner Smith, Seconded by Commissioner Miller.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Albritton

ADJOURN GENERAL PENSION BOARD MEETING – RECONVENE COMMISSION MEETING

Nadaskay reconvened the City Commission meeting at 6:32 pm.

12. Approval of General Pension Board Actions

    Recommended Action: Commission's Approval

    Motion made by Commissioner Albritton, Seconded by Mayor Pro Tem Smith.
    Voting Yea: Commissioner Miller, Mayor Nadaskay, Commissioner Smith

CITY MANAGER / NON-CONSENT

13. Power Cost Adjustment

    Minshew announced the August power cost adjustment.

14. Myakka Head Aviation Lease Agreement

    Recommended Action: Commission's Approval

    Grimes presented the lease agreement. Grimes explained the organization had been operating from the airport on a temporary basis and planned to construct a permanent building to operate the flight school. Representatives from Myakka Head Aviation were present to answer any questions from the Commission.

    Motion made by Commissioner Albritton, Seconded by Commissioner Miller.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

15. Appointment Consideration for Planning & Zoning Board - Sam (Bo) Rich

    Recommended Action: Commission's Approval

Long presented the application for consideration and shared some background information for Sam Bo Rich.

Motion made by Commissioner Smith, Seconded by Commissioner Albritton.
Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

16. Resolution 2026-16 Southwest Area Elevated Water Tower Tentative Award

Recommended Action: Commission's Approval

Long presented the resolution to award the bid to Tri-Sure and authorize the City Manager to execute any related documents.

Dalton Baylor - DB Civil Construction
Baylor explained his company submitted a bid on this project and stated he was not made aware of any issues with the company being unresponsive. Baylor stated he didn't understand why their bid was not considered giving the significant cost savings in their proposal.

Vaughan Leer - DCCM
Leer stated his firm felt Tri-Sure was the best choice for this project.

Minshew explained one of the references provided by DB Civil Construction was negative, which impacted the decision not to move forward with their company.

The Commission agreed to go with the recommendation of the engineer.

Motion made by Commissioner Albritton, Seconded by Mayor Pro Tem Smith.
Voting Yea: Commissioner Miller, Mayor Nadaskay, Commissioner Smith

17. Wauchula Train Depot Flooring Update

Minshew stated the Executive Director of the Chamber was unable to attend and provided a written update. Albritton stated she would prefer the Chamber not make any other changes without coming before the Commission for approval.

The Chamber was notified that the Commission wishes to have a representative attend the October 5, 2026 workshop to provide an update.

18. Lien Reduction Request

Recommended Action: Commission's Discretion

Bergens presented the request from the Brown Trust to reduce the previously set liens to a total of $20,000.00. These liens apply to 121 W Main St and 1126 E Townsend. City Attorney Matthew Jones attended virtually to answer any questions from the Commission, as well as the Brown Trust's attorney, William Dooley.

Dooley confirmed the request for reduction to $20,000.00, stating the payment would cover 121 W Main St, 125 W Main St, and 126 E Townsend. It would not cover code enforcement fines that were accrued on 715 S 6th Ave, which also was not currently in compliance.

Andrea Milheizer - Brown Trustee
Milheizer provided an update to the Commission.

Hatcher-Bolin recommended accepting the reduction amount that Milheizer already had available. Hatcher-Bolin also stated the hard costs would be covered at this amount.
Nadaskay stated he was in agreeance with the request.
R. Smith also stated he was in agreeance with the request.

Gary Delatorre, realtor for the Brown Trust
Delatorre state the property at 121 W Main St was in extreme disrepair and would need quite a bit of work.

Hatcher-Bolin stated that, if the reduction request was approved, a notice of voluntary dismissal would be issued up the City receiving payment and a satisfaction of lien would be filed.

Albritton stated she was not open to making any concessions to the already reduced liens.

R. Smith motioned to accept the offer.
G. Smith seconded the motion to open discussion.

G. Smith stated he felt that, since a reduction was already given, the Commission shouldn't reduce the fees any lower.

The Commission discussed their thoughts.

After discussion, a roll call vote was taken by the Clerk.

Miller - Yes
R. Smith - Yes
Nadaskay - Yes
Albritton - No
G. Smith - No

Motion passed.

Hatcher-Bolin noted the pre-trial conference was scheduled for the following week therefore payment needed to be made prior to that date.

19. ITB 26-05 Rotating Beacon & Tower Project Award Recommendation

    Recommended Action: Commission’s Approval

    Grimes presented the recommendation to award the bid to Trinity Electrical Services in the amount of $231,370.00.

    Motion made by Commissioner Miller, Seconded by Commissioner Smith.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Albritton

20. ITB 26-06 Heard Bridge Water Main Loop

    Recommended Action: Commission’s Approval

    Long presented the bid packet for the Heard Bridge Water Main Loop project.

    Motion made by Commissioner Miller, Seconded by Commissioner Albritton.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

21. EDA Grant Agreement - Pavement Management & Electric Distribution System Master Plan

    Recommended Action: Commission’s Approval

    Minshew presented the grant agreement to accept funding in the amount of $322,600.00.

    Motion made by Commissioner Smith, Seconded by Commissioner Miller.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Albritton

22. Resolution 2026-18 Farr Field Park Improvements Phase 2

    Recommended Action: Commission's Approval

    Newman presented the resolution to accept the grant in the amount of $3,500,000.00.

    Motion made by Commissioner Albritton, Seconded by Commissioner Miller.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

23. Resolution 2026-19 Community Court Park Project

Recommended Action: Commission's Approval

Newman presented the resolution to accept funding in the amount of $2,000,000.00 for the Community Court Park.

Motion made by Commissioner Smith, Seconded by Commissioner Albritton.
Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

CITY ATTORNEY REPORTS

No report.

CITY MANAGER REPORT

Reports given.

CITY COMMISSIONER REPORTS

No report.

RECESS COMMISSION MEETING – CONVENE CRA BOARD MEETING

Nadaskay called the CRA Board meeting to order at 7:43 pm.

CRA AGENDA

24. Approval of Minutes for 8/3/2026 CRA Workshop and 8/10/2026 CRA Meeting

    Recommended Action: Board's Approval

    Motion made by Commissioner Miller, Seconded by Commissioner Albritton.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

25. Updated Contract for RFP 26-02 Permanent Outdoor Sound System

    Recommended Action: Board's Approval

    It was noted the title was amended to:
    Updated Contract for CRA RFP 26-02 Permanent Outdoor Sound System

    Newman noted changes and requested to approve the amended contract.

    Motion made by Commissioner Miller, Seconded by Commissioner Albritton.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

26. CRA Resolution 2026-01 Adopting the 2026-2027 CRA Budget

    Recommended Action: Board's Approval

    Newman presented the resolution to adopt the CRA budget.

    Motion made by Commissioner Miller, Seconded by Commissioner Albritton.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

27. CRA Master Redevelopment Plan Update

    Recommended Action: Board's Approval

    Newman noted edits made the draft that was presented in August.

    Motion made by Commissioner Albritton, Seconded by Commissioner Smith.
    Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

ADJOURN CRA BOARD MEETING – RECONVENE COMMISSION MEETING

Nadaskay reconvened the City Commission meeting at 7:49 pm.

28. Approval of CRA Board Actions

    Recommended Action: Commission's Approval

Motion made by Commissioner Albritton, Seconded by Commissioner Miller.
Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

29. Resolution 2026-21 CRA Master Redevelopment Plan Update 2026

    Recommended Action: Commission's Approval

    Motion made by Commissioner Albritton, Seconded by Commissioner Smith.
    Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

30. Setting the Date & Time for Trick-or-Treating

    Recommended Action: Commission’s Discretion

    Saturday October 31, 2026 from 6:00-9:00 pm

    Motion made by Commissioner Miller, Seconded by Commissioner Albritton.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

31. City Manager Annual Evaluation

    The Commission reviewed Minshew's performance evaluation which reflected positive comments for the rating period.

REMINDERS

ADJOURNMENT

_____

Richard K. Nadaskay Jr., Mayor

_____

Stephanie Camacho, City Clerk

SPECIAL MEETING MINUTES

Monday, September 28, 2026 at 5:05 PM

Historic City Hall, Commission Chambers – 225 East Main Street, Suite 105

www.cityofwauchula.gov

INVOCATION

PLEDGE OF ALLEGIANCE

CALL TO ORDER

Nadaskay called the meeting to order at 5:05 pm.

ROLL CALL

PRESENT
Commissioner Anne Miller
Mayor Pro Tem Russell Smith
Mayor Keith Nadaskay
Commissioner Sherri Albritton

City Manager Olivia Minshew
Assistant City Manager Sandee Braxton
City Clerk Stephanie Camacho
Deputy City Clerk Kelly Dugan
Public Works Director Ward Grimes
Police Chief Ron Curtis
Community Development & Utilities Director Kyle Long

ABSENT
Commissioner Gary Smith

APPROVAL OF AGENDA

Approval of amended agenda to add items 5 & 6.

Motion made by Commissioner Albritton, Seconded by Commissioner Miller.
Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

PUBLIC COMMENT / NON-AGENDA ITEMS

ORDINANCES / PUBLIC HEARINGS

1. Resolution 2026-20 Adopting the Final Millage Rate for 2026-2027 FY

   Recommended Action: Commission's Approval

   Nadaskay opened the public hearing. No comments presented. Nadaskay closed the public hearing.

   Minshew read the resolution by title.

Braxton presented the resolution, setting the millage rate for the 2026-2027 fiscal year to the rolled back rate of 5.8318.

Motion made by Commissioner Albritton, Seconded by Mayor Pro Tem Smith.
Voting Yea: Commissioner Miller, Mayor Nadaskay

2. Ordinance 2026-14 Adoption of the Final Budget for the 2026-2027 FY - Second Reading

   Recommended Action: Commission's Approval

   Nadaskay opened the public hearing. No comments presented. Nadaskay closed the public hearing.

   Minshew read the ordinance by title.

   Motion made by Mayor Pro Tem Smith, Seconded by Commissioner Miller.
   Voting Yea: Mayor Nadaskay, Commissioner Albritton

CITY MANAGER / NON-CONSENT

3. Vacant Land Contract-Runway Extension Project

   Recommended Action: Commission's Approval

   Grimes presented the contract to purchase vacant land, which would extend the safety zone at the end of the runway by 1,100 feet. Grimes stated an appraisal was done by an FDOT appraiser and noted that the purchase price would be covered with the current grant funds.

   Motion made by Commissioner Albritton, Seconded by Commissioner Miller.
   Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

4. Resolution 2026-22 Draft Grant Agreement 447959-Court St.

   Recommended Action: Commission's Approval

   Long presented the resolution to accept supplemental funding in the amount of $166,130.00.

   Motion made by Commissioner Miller, Seconded by Commissioner Albritton.
   Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

5. Resolution 2026-23 Draft Grant Agreement 447957 - Alabama St

   Recommended Action: Commission's Approval

   Long presented the resolution to accept supplemental funding in the amount of $63,242.00.

   Motion made by Commissioner Miller, Seconded by Commissioner Albritton.
   Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay

6. Resolution 2026-24 Power Plant Demo Project

   Recommended Action: Commission's Approval

   Grimes presented the resolution to accept funding in the amount of up to $4,000,000.00. Grimes noted the grant would cover the demo of the building and repairs on the site.

   Motion made by Commissioner Miller, Seconded by Mayor Pro Tem Smith.
   Voting Yea: Mayor Nadaskay, Commissioner Albritton

CITY ATTORNEY REPORTS

Not present.

CITY MANAGER REPORT

Report given.

CITY COMMISSIONER REPORTS

Report given.

REMINDERS

ADJOURNMENT

With no further business to discuss, Nadaskay adjourned the meeting at 5:31 pm.

_____

Richard K. Nadaskay Jr., Mayor

_____

Stephanie Camacho, City Clerk

PROCLAMATION 2026-04

DOMESTIC VIOLENCE AWARENESS MONTH PROCLAMATION

OCTOBER 2026

WHEREAS, domestic violence is a pervasive public health and safety issue that affects individuals and families in every community, including the City of Wauchula, regardless of age, gender, socioeconomic status, or background; and

WHEREAS, the impact of domestic violence extends beyond the home, affecting the emotional, physical, and economic well-being of survivors, as well as the health, stability, and safety of our entire Wauchula community; and

WHEREAS, local and national organizations work tirelessly to provide safety, advocacy, shelter, education, and support for individuals and families affected by domestic violence; and

WHEREAS, raising awareness about the warning signs of abuse, promoting healthy relationships, and educating the public about available resources are essential steps in preventing domestic violence and supporting survivors; and

WHEREAS, the City Commission of Wauchula recognizes the importance of fostering a community where respect, safety, and compassion are core values, and where survivors are believed, supported, and empowered to seek help; and

WHEREAS, Domestic Violence Awareness Month offers an opportunity for all residents of Wauchula to increase their understanding of domestic violence and participate in efforts to prevent and reduce its occurrence;

NOW THEREFORE, I, Keith Nadaskay, Mayor of the City of Wauchula, do hereby proclaim October 2026 as **Domestic Violence Awareness Month** in the City of Wauchula; and

BE IT FURTHER proclaimed that the Commission encourages all residents, civic organizations, schools, faith-based groups, and businesses to join in this effort by increasing awareness, supporting survivors, and promoting safer homes and healthier relationships for all.

ADOPTED AND PROCLAIMED this 12th day of October, 2026 at a regular meeting of the City Commission of the City of Wauchula, Florida.

(SEAL)

ATTEST:

_____
Stephanie Camacho, City Clerk

CITY OF WAUCHULA

By: _____
Richard Keith Nadaskay, Jr., Mayor

APPROVED AS TO FORM:

By: _____
Kristie Hatcher-Bolin, City Attorney

CITY OF WAUCHULA
2026 EAR COMPREHENSIVE PLAN AMENDMENTS
STAFF REPORT

October 12, 2026

TO: City of Wauchula, City Commission

FROM: Central Florida Regional Planning Council

SUBJECT: 2026 EAR Comprehensive Plan Amendments (Ordinance 2026-13)

AGENDA & HEARING DATES:

September 21, 2026, 5:30 PM:	Planning and Zoning Board Hearing
October 12, 2026, 6:00 PM:	**City Commission Meeting, Transmittal Hearing**
TBD:	City Commission Meeting, Adoption Hearing (2nd reading)

ATTACHMENTS:

- Element Amendment Overview Sheets
- Ordinance 2026-13

PLANNING COMMISSION MOTION:

At their September 21, 2026 meeting, the Planning and Zoning Board voted to **recommend approval with changes to the 2026 Comprehensive Plan Update** to the City Commission. All changes have been incorporated into the agenda package.

CITY COMMISSION MOTION OPTIONS:

1. I move **approval of the 2026 Comprehensive Plan Update** and transmittal to the State.

2. I move **approval with changes to the 2026 Comprehensive Plan Update** and transmittal to the State.

3. I move continuation to a date and time certain.

BACKGROUND:

The City's Comprehensive Plan provides a framework for managing the growth and development of the city. At least once every 7 years, each local government must evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in State Statutes and submit an Evaluation and Appraisal Report (EAR) letter and signed affidavit notifying Florida Commerce as to its determination.

The proposed amendments to the Comprehensive Plan (Plan) are based on a review of changes in Florida Statutes since the last time the Plan was updated and a review of the Comprehensive Plan against existing conditions, requirements of the Land Development Code, and input from the community.

Senate Bill 180

Adopted in 2025, Senate Bill 180 imposes mandates on state and local governments while limiting how they can regulate after storms. Cities and Counties May Not . . .

- propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations.

- propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027.

Reorganization

The Comprehensive Plan Elements were reorganized in the order as addressed in Florida Statutes.

Proposed Amendments

The Overviews included in the attached document provide an overview of proposed amendments by Element.

Additional Information

The two scrivener errors identified in the Future Land Use Element during the presentation at the City Commission Workshop on October 5, 2026 have been corrected in the attached Ordinance.

Per discussion at the October 5, 2026 workshop, please find the language from House Bill 399 (2026) relating to Compatibility and Senate Bill 686 (2025) pertaining to Agricultural Enclaves. At the October 12, 2026 transmittal hearing, staff will provide information on these bills.

House Bill 399 – Compatibility

Section 6. Effective January 1, 2027, subsection (7) is added to section 163.3194, Florida Statutes, to read:

163.3194 Legal status of comprehensive plan.—

(7)(a) Local government comprehensive plans and land development regulations must include factors for assessing the compatibility of allowable residential uses within a residential zoning district and future land use category.

(b) Land development regulations must incorporate measures for mitigating or minimizing potential incompatibility.

(c)1. Before recommending denial of an application for rezoning, subdivision, or site plan approval on compatibility grounds, local government staff must identify with specificity each area of incompatibility and may recommend mitigation measures to the applicant.

2. If the applicant has proposed mitigation measures, the local government may not deny an application on compatibility grounds unless the denial includes written findings stating that the proposed mitigation measures are inadequate and that feasible mitigation measures do not exist.

3. A denial of an application on compatibility grounds must specify with particularity the area or areas of incompatibility, including applicable standards and an explanation of any mitigation measures considered and declined by the applicant, or the basis for determining that feasible mitigation measures do not exist. References to "community character" or "neighborhood feel" are not sufficient, in and of themselves, to support a denial of an application on compatibility grounds.

4. A local government's approval of an application may include requirements or conditions to mitigate or minimize compatibility concerns.

(d) This subsection does not apply to any of the following:

1. Compatibility between uses in different future land use categories, including rural, agricultural, conservation, open space, mixed-use, industrial, or commercial use.

2. Applications for development within planned unit developments or master planned communities.

3. Applications for development within historic districts designated before January 1, 2026.

(e) This subsection does not require approval of an application that is otherwise inconsistent with the applicable local government comprehensive plan or land development regulations.

2026686er

An act relating to agricultural enclaves; amending s. 163.3162, F.S.; authorizing certain persons to apply to the governing body of the local government for certification of certain parcels as agricultural enclaves; prohibiting an applicant from using the perimeter of certain parcels for a specified purpose; requiring the local government to provide to the applicant a certain report within a specified timeframe; requiring the local government to hold a public hearing within a specified timeframe to approve or deny such certification; requiring the certification of a parcel or parcels as an agricultural enclave under certain circumstances; requiring the governing body to issue certain decisions in writing; authorizing an applicant to seek judicial review under certain circumstances; authorizing certain persons to submit certain development plans; requiring that certain developments be treated as a conforming use; encouraging a local government to incorporate certain site design measures where feasible for certain development; prohibiting a local government from enacting or enforcing certain laws or regulations; requiring a local government to treat certain agricultural enclaves as if they are within urban service districts; requiring the local government and the owner of a parcel or parcels certified as an agricultural enclave to enter a certain written agreement; authorizing the development

of certain parcels for commercial, industrial, or single-family residential purposes under certain circumstances; deleting provisions relating to certain amendments to a local government's comprehensive plan; revising construction; amending s. 163.3164, F.S.; revising the definition of the term "agricultural enclave"; providing for the future expiration and reversion of specified provisions; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (4) of section 163.3162, Florida Statutes, is amended to read:

163.3162 Agricultural lands and practices.—

(4) PUBLIC HEARING PROCESS.—

(a) Notwithstanding any other law or local ordinance, resolution, or regulation, the owner of a parcel or parcels of land, or such owner's authorized agent or controlling entity, may apply to the governing body of the local government for certification of the parcel or parcels as an agricultural enclave as defined in s. 163.3164 if one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development. An applicant seeking such certification may not use the perimeter of another parcel certified by the local government as an agricultural enclave to meet the definition of the term "agricultural enclave."

(b) Within 30 days after the local government's receipt of

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

such an application, the local government shall provide to the applicant a written report detailing whether the application complies with the requirements of paragraph (a).

(c) Within 30 days after the local government provides the report required under paragraph (b), the local government shall hold a public hearing to approve or deny certification of the parcel or parcels as an agricultural enclave. If the local government does not approve or deny certification of the parcel or parcels as an agricultural enclave within 90 days after receipt of the application, the parcel or parcels must be certified as an agricultural enclave.

(d) If the application is denied, the governing body of the local government must issue its decision in writing with detailed findings of fact and conclusions of law. The applicant may seek review of the denial by filing a petition for writ of certiorari in the circuit court within 30 days after the date the local government renders its decision.

(e) If the application is approved, the owner of the parcel or parcels certified as an agricultural enclave, or the owner's authorized agent or controlling entity, may submit development plans for single-family residential housing which are consistent with the land use requirements, or future land use designations, including uses, density, and intensity, of one or more adjacent parcels or an adjacent development. A development for which plans are submitted under this paragraph must be treated as a conforming use, notwithstanding the local government's comprehensive plan, future land use designation, or zoning. If development within an agricultural enclave affects an established wildlife corridor, the local government is

encouraged to incorporate site design measures that maintain habitat permeability, including clustering, open space retention, and wildlife crossing accommodations, where feasible.

(f) A local government may not enact or enforce a law or regulation for an agricultural enclave which is more burdensome than for other types of applications for comparable uses or densities. A local government shall treat an agricultural enclave that is adjacent to an urban service district as if such enclave is within the urban service district.

(g) Within 30 business days after the local government's receipt of development plans under paragraph (e), the local government and the owner of the parcel or parcels certified as an agricultural enclave must agree in writing to a process and schedule for information submittal, analysis, and final approval, which may be administrative in nature, of the development plans. The local government may not require the owner to agree to a process that is longer than 180 days in duration or that includes further review of the plans in a quasi-judicial process or public hearing.

(h) Notwithstanding paragraph (e), a parcel or parcels certified as an agricultural enclave as defined in s. 163.3164(4)(c)1.c. which are adjacent to an interstate highway may be developed for commercial, industrial, or single-family residential purposes if one or more adjacent parcels or an adjacent development permits the same density or intensity as the proposed development ~~AMENDMENT TO LOCAL GOVERNMENT COMPREHENSIVE PLAN.—The owner of a parcel of land defined as an agricultural enclave under s. 163.3164 may apply for an amendment to the local government comprehensive plan pursuant to~~

~~s. 163.3184. Such amendment is presumed not to be urban sprawl as defined in s. 163.3164 if it includes land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. This presumption may be rebutted by clear and convincing evidence. Each application for a comprehensive plan amendment under this subsection for a parcel larger than 640 acres must include appropriate new urbanism concepts such as clustering, mixed-use development, the creation of rural village and city centers, and the transfer of development rights in order to discourage urban sprawl while protecting landowner rights~~.

~~(a) The local government and the owner of a parcel of land that is the subject of an application for an amendment shall have 180 days following the date that the local government receives a complete application to negotiate in good faith to reach consensus on the land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel. Within 30 days after the local government's receipt of such an application, the local government and owner must agree in writing to a schedule for information submittal, public hearings, negotiations, and final action on the amendment, which schedule may thereafter be altered only with the written consent of the local government and the owner. Compliance with the schedule in the written agreement constitutes good faith negotiations for purposes of paragraph (c).~~

~~(b) Upon conclusion of good faith negotiations under paragraph (a), regardless of whether the local government and~~

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

~~owner reach consensus on the land uses and intensities of use that are consistent with the uses and intensities of use of the industrial, commercial, or residential areas that surround the parcel, the amendment must be transmitted to the state land planning agency for review pursuant to s. 163.3184. If the local government fails to transmit the amendment within 180 days after receipt of a complete application, the amendment must be immediately transferred to the state land planning agency for such review. A plan amendment transmitted to the state land planning agency submitted under this subsection is presumed not to be urban sprawl as defined in s. 163.3164. This presumption may be rebutted by clear and convincing evidence.~~

~~(c) If the owner fails to negotiate in good faith, a plan amendment submitted under this subsection is not entitled to the rebuttable presumption under this subsection in the negotiation and amendment process.~~

(i) ~~(d)~~ Nothing within this subsection relating to agricultural enclaves shall preempt or replace any protection currently existing for any property located within the boundaries of any of the following areas:

1. The Wekiva Study Area, as described in s. 369.316.~~; or~~

2. The Everglades Protection Area, as defined in s. 373.4592(2).

3. Any area of critical state concern, as designated in s. 380.055, s. 380.0551, s. 380.0552, s. 380.0553, or s. 380.0555.

4. Any portion of a property encumbered by a recorded conservation easement as defined in s. 704.06.

5. A military installation or range identified in s. 163.3175(2).

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

Section 2. Subsection (4) of section 163.3164, Florida Statutes, is amended to read:

163.3164 Community Planning Act; definitions.—As used in this act:

(4) "Agricultural enclave" means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:

(a) Are ~~Is~~ owned or controlled by a single person or entity;

(b) Have ~~Has~~ been in continuous use for bona fide agricultural purposes, as defined by s. 193.461, for a period of 5 years before ~~prior to~~ the date of any comprehensive plan amendment or development application;

(c)1. Are ~~Is~~ surrounded on at least 75 percent of their ~~its~~ perimeter by:

a.~~1.~~ A parcel or parcels ~~Property~~ that have ~~has~~ existing industrial, commercial, or residential development; ~~or~~

b.~~2.~~ A parcel or parcels ~~Property~~ that the local government has designated, in the local government's ~~comprehensive plan,~~ zoning map~~,~~ and future land use map, as land that is to be developed for industrial, commercial, or residential purposes, and at least 50 ~~75~~ percent of such parcel or parcels ~~property~~ is existing industrial, commercial, or residential development; or

c. A combination of an interstate highway and a parcel or parcels that are within an urban service district, area, or line and that the local government has designated in the local government's future land use map as land that is to be developed for industrial, commercial, or residential purposes;

2. Do not exceed 700 acres and are surrounded on at least 50 percent of their perimeter by a parcel or parcels that the

local government has designated on the local government's future land use map as land that is to be developed for industrial, commercial, or residential purposes; and the parcel or parcels are surrounded on at least 50 percent of their perimeter by a parcel or parcels within an urban service district, area, or line; or

3. Are located within the boundary of an established rural study area adopted in the local government's comprehensive plan which was intended to be developed with residential uses;

(d) Have ~~Has~~ public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternative provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. 163.3180, or the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements; ~~and~~

(e) Do ~~Does~~ not exceed 1,280 acres; however, if the parcel or parcels are ~~property is~~ surrounded on at least 75 percent of their perimeter by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile, ~~then~~ the area must ~~shall~~ be determined to be urban and the parcel or parcels may not exceed 4,480 acres, unless such parcel or parcels exceeding 1,280 acres are within the affected counties covered by the water protection plan specified in s. 373.4595(4)(c); and

(f) Are located within a county with a population of 1.75

million or less. For purposes of this subsection, population is determined in accordance with the most recent official estimate pursuant to s. 186.901.

Where a right-of-way, body of water, or canal exists along the perimeter of a parcel, the perimeter calculations of the agricultural enclave must be based on the adjacent parcel or parcels across the right-of-way, body of water, or canal.

Section 3. The amendments made by this act to ss. 163.3162(4) and 163.3164(4), Florida Statutes, shall expire January 1, 2028, and the text of those subsections shall revert to that in existence on June 30, 2026, except that any amendment to such text enacted other than by this act shall be preserved and continue to operate to the extent that such amendment is not dependent upon the portions of text which expire pursuant to this section.

Section 4. This act shall take effect July 1, 2026.

Overview

Future Land Use Element

The Future Land Use Element provides the designation of future land use patterns as reflected in the goals, objectives, and policies of the local government comprehensive plan elements.

Language
The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

FUTURE LAND USE ELEMENT

Introduction:	New section added to state the purpose of the Future Land Use Element; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Throughout:	References to greenhouse gas removed as they are not banned via House Bill 1217 (2026).
Throughout:	References to Rule 9J-5 removed throughout the document as the Rule no longer exists.
Policy 1.7:	New Policy added to comply with Florida Statutes s. 163.31771
Policy 1.9:	Policy added consistent with House Bill 1285 adopted in 2024.
Policy 1.10:	New Policy Added consistent with Florida Statutes 163.3210.
Policy 1.~~14~~17:	Language amended to reflect Right to Farm Act requirements as well as permitted locations for new agricultural uses.

Objective 3 and Subsequent policies:	Language added consistent with 2026 House Bill 399.
Policy ~~5~~6.2:	The criteria referenced has been removed from the Florida Administrative Code.
Policy ~~9~~10.2:	Date removed as the LMS is updated every five years.

Overview

Transportation Element

The primary purpose of Florida's Transportation Element, established by Section 163.3177(6)(b) of Florida Statutes, is to guide local governments in creating integrated, multi-modal transportation systems that emphasize public transportation, diverse travel options, and economic development. This element plans for efficient and safe transportation networks that are coordinated with other comprehensive plan elements, like future land use, and support the state's overall transportation goals.

Language
The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be **added** and text that is shown as ~~strikeout~~ is to be **removed**.

Comments
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

TRANSPORTATION ELEMENT AMENDMENTS

Element Title:	Element title changed to Transportation Element consistent with Florida Statutes.
Throughout:	Throughout Element, references to Rule 9J-5 removed as the rule was repealed.
Introduction:	Added Introduction to cite the Transportation Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Objective 4:	Greenhouse gas policy requirements have been removed from Florida Statutes. References to such have been removed from policies in the Comprehensive Plan.
Objective 9 and Policies 9.1 to 9.6:	Objectives and policies added to reflect State safety initiatives.

Objective 10 and Policies 10.1 to 10.3:	Objective and policies added to reflect transit initiatives.

Overview

Infrastructure Element

The Infrastructure Element plays an important role in the Comprehensive Plan as it works to identify the new infrastructure and growth demands needed to support the future physical and economic development of the community.

Language
The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be **added** and text that is shown as ~~strikeout~~ is to be **removed**.

Comments
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

INFRASTRUCTURE ELEMENT AMENDMENTS

Introduction	New section added to cite the Infrastructure Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

Overview

Conservation Element

The Conservation Element of the Comprehensive Plan is required by State Law to explain how the community will conserve, use and protect natural resources, including air, water, water recharge areas, wetlands, water wells, estuarine marshes, soils, beaches and shores (if any), floodplains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals and other natural and environmental resources.

Language
The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be **added** and text that is shown as ~~strikeout~~ is to be **removed**.

Comments
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

CONSERVATION ELEMENT AMENDMENTS

Introduction	New section added to cite the Conservation Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

Overview

Recreation and Open Space Element

The intent of the Recreation and Open Space is to ensure the development and maintenance of a comprehensive system of recreation facilities and open space sites that meet the needs of existing and projected user groups within the City. The intent of recreation and open spaces within the City are to provide for a myriad of recreational opportunities that are cost effective and efficient to develop, preserve and maintain. These spaces augment the natural environment; incorporates aesthetic as an essential component of park and facility design; and produce a sense of place and community for City residents and adjacent users.

Language
The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

RECREATION AND OPEN SPACE ELEMENT

Introduction:	Added Introduction to cite the Recreation and Open Space Element Requirements Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Policy 5.1:	Updated name as the Florida Forever replaced Preservation 2000 program.

Overview

Housing Element

The Housing Element is a legally required part of a local government's comprehensive plan that outlines strategies for addressing current and future housing needs, including affordable housing, substandard conditions, and available land for diverse housing types.

Language
The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be **added** and text that is shown as ~~strikeout~~ is to be **removed**.

Comments
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

HOUSING ELEMENT AMENDMENTS

Introduction	New section added to cite the Housing Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Overall:	References to 9J-5 Florida Administrative Code (FAC) have been removed. This has been repealed.
Policy 2.4:	Policy revised. Mobile homes and manufactured homes are now allowed in all zoning districts per changes in Florida Statutes.
Policy 2.6:	The greenhouse gas emissions requirement has been removed from Florida Statutes and is no longer required.
Policy 2.8:	New Policy added to comply with Florida Statute 163.31771 to address accessory dwelling units.
Policy 2.9:	New Policy added to comply with Florida Statute 163.31771 to address accessory dwelling units.

Overview

Intergovernmental Coordination Element

The City alone cannot ensure that all community needs are met and meaningful cooperation with local and state government and other agencies is essential. The Intergovernmental Coordination Element includes guidance for coordination with other governmental entities. This element includes principles and guidelines to be used in that coordination.

Language
The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be **added** and text that is shown as ~~strikeout~~ is to be **removed**.

Comments
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

INTERGOVERNMENTAL COORDINATION ELEMENT AMENDMENTS

Introduction	New Section added to cite the Intergovernmental Coordination Element Requirement; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Policy 1.4:	New Policy added to address Wauchula's participation in the Local Hazard Mitigation Working Group.
Policy 3.4:	Language amended as the Interlocal Agreement exists.
Policy 5.2:	Language amended for clarity.
Objective 7:	Term "problematic" changed to "incompatible" as the other term is subjective.

Overview

Property Rights Element

The Property Rights Element is designed to ensure that private property rights are respected and considered in local decision-making processes. It aims to balance the interests of property owners with the broader public interests in land use planning.

Language
The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be **added** and text that is shown as ~~strikeout~~ is to be **removed**.

Comments
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

PROPERTY RIGHTS ELEMENT AMENDMENTS

Introduction	New section added to cite the Property Rights Element Requirements; Language included to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Format	Layout amended to follow Goal, Objective, Policy format of other elements.

Overview

Capital Improvement Element

According to Florida Commerce, the Capital Improvements Element is a required critical component of the local government's comprehensive plan. The schedule must be reviewed annually by the local government to reflect the timing, location, and funding of capital projects to achieve and maintain adopted level of service standards for public facilities that are necessary to implement the comprehensive plan.

Language
The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be **added** and text that is shown as ~~strikeout~~ is to be **removed**.

Comments
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

CAPITAL IMPROVEMENTS ELEMENT AMENDMENTS

Introduction	Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Policy 1.1.6:	Timeline removed as the five-year work plan is adopted annually.
Policy 1.1.7:	Timeline removed as the five-year work plan is adopted annually.
Policy 1.3.5:	Text amended consistent with Transportation Element.

Overview

Public School Facilities Element

The coordination of Hardee County public school facility planning and comprehensive land use planning is in the best interests of the citizens of Sebring. Land use and public school facility planning should be coordinated and based on consistent population, enrollment, Capital Outlay Full Time Equivalent (COFTE), independent forecasts and development trend data. Coordination with the City of Wauchula and the Hardee County School Board regarding land development is needed to ensure additional school capacity is in place prior to, or concurrent with, additional student enrollment. The Public School Facilities Element includes objectives and policies intended to improve the coordination between land planning and the provision of school facilities. Within the Public School Facilities Element, the term "schools" refers to public elementary schools, middle schools, and high schools or any combination thereof.

Language
The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be **added** and text that is shown as ~~strikeout~~ is to be **removed**.

Comments
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

PUBLIC SCHOOL FACILITIES ELEMENT AMENDMENTS

Introduction	New section added to state the purpose of the Public School Facilities Element; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).
Policy 1.2:	Policy is outdated and is proposed to be removed.
Policy 1.4:	Policy deleted as language is included in Policy 3.3.
Policy 1.6:	Policy added to reflect City's recognition of adopted School District 5-year Facilities Work Program.
Objective 2:	Language changed from "establish" to "implement" since the CSAs exist.

ORDINANCE NO. 2026-13

AN ORDINANCE OF CITY OF WAUCHULA, FLORIDA, AMENDING THE TEXT AND MAPS OF THE WAUCHULA COMPREHENSIVE PLAN CONSISTENT WITH THE 2025 EVALUATION AND APPRAISAL (EAR) LETTER; PROVIDING FOR TRANSMITTAL TO FLORIDA COMMERCE FOR REVIEW AND COMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3161 through 163.3217, Florida Statutes, empowers local governments to adopt and amend comprehensive plans, or elements or portions thereof, to guide their future development and growth; and

WHEREAS, Section 163.3191, Florida Statutes, requires local governments to periodically evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in state requirements, submit an Evaluation and Appraisal Report (EAR) letter and signed affidavit notifying the state land planning agency as to its determination, and subsequently update their comprehensive plan based on the recommendations in the EAR letter; and

WHEREAS, in exercise of its authority, the Wauchula City Commission has determined it necessary to adopt amendments to the City's Comprehensive Plan, which are attached hereto as **Exhibit "A"** and by this reference made a part hereof, to ensure that the Comprehensive Plan is in full compliance with the laws of the State of Florida; 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 September 21, 2026, 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(4), Florida Statutes, the County Commission has held meetings and hearings on **Ordinance 2026-13,** the amendment(s) to the Comprehensive Plan and made a part hereof; and, the meetings were advertised and held with due public notice, to obtain public comment; and having considered written and oral comments received during public hearings, find the amendment(s) complete and appropriate to the needs of the County.

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

Section 1. **Recitals.** The provisions set forth in the recitals of this Ordinance (whereas clauses) are hereby adopted by the City Commission as legislative findings and intent of the Ordinance.

Section 2. Amendment of Comprehensive Plan. The **City of Wauchula County Comprehensive Plan** is hereby amended as set forth in Exhibit "A".

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. Business Impact Estimate. Pursuant to Section 166.041(4), Florida Statutes, the City of Wauchula is required to prepare a business impact estimate for certain proposed ordinances. This proposed ordinance amends the Comprehensive Plan consistent with legislative changes and to extend the planning horizon as required by Florida Statutes. Such an amendment to the City's Plan (1) serves a public purpose by serving the public health, safety, morals, and welfare of the City, (2) has no direct negative economic impact on private, for-profit businesses in the city, (3) will not result in direct compliance costs by businesses, (4) does not impose any new charge or fee or businesses for which businesses will be financially responsible, and (5) does not create any additional municipal regulatory cost which is not recovered appropriately and lawfully by the City. Thus, it is estimated that neither residents nor any business will incur additional costs. The City does not seek to impose any additional user or regulatory fees or charges, nor are any direct compliance costs expected. The Business Impact Estimate form for this ordinance is on file with the City Clerk.

Section 5. 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 6. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

Section 7. Incorporation into Comprehensive Plan. It is the intention of the County Commission that the provisions of this Ordinance shall become and be made a part of the Comprehensive Plan of the County; and that sections of this Ordinance may be renumbered or

relettered and the word "ordinance" may be changed to "chapter", "section", "article", or such other appropriate word or phrase in order to accomplish such intentions; and regardless of whether such inclusion in the Comprehensive Plan is accomplished, sections of this Ordinance may be renumbered or relettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the County Manager or his designee, without need of public hearing, by filing a corrected or recodified copy of same with the Clerk.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Wauchula, the ___ day of ____, 2026.

PASSED on second and final reading by the City Commission of the City of Wauchula, Florida, at regular session this ____ day of _____, 2026.

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:

Stephanie Camacho, City Clerk

APPROVED:

Richard Keith Nadaskay, Jr., Mayor

APPROVED AS TO FORM AND LEGALITY:

_____

Thomas A. Cloud, City Attorney

ORDINANCE 2026-13

EXHIBIT “A”

2026 EAR BASED COMPREHENSIVE PLAN AMENDMENTS



WAUCHULA

BUILDING NEW BEGINNINGS FROM OLD TRADITIONS

COMPREHENSIVE PLAN

UPDATE

2026 Evaluation and Appraisal Report Based Amendments

October 2026

Prepared By :

Central Florida Regional Planning Council

City of Wauchula

Hardee County, Florida

2026 EAR-Based Amendments

Keith Nadaskay, Jr, Mayor
Russell Graylin Smith, Mayor Pro-Tem
Anne Miller, Commissioner
Sherri Albritton, Commissioner
Gary Smith, Commissioner

DRAFT: October 2026

CITY OF WAUCHULA
2026 EAR BASED COMPREHENSIVE PLAN AMENDMENTS

TABLE OF CONTENTS

FUTURE LAND USE ELEMENT

TRANSPORTATION ELEMENT

INFRASTRUCTURE ELEMENT

CONSERVATION ELEMENT

RECREATION AND OPEN SPACE ELEMENT

HOUSING ELEMENT

INTERGOVERNMENTAL COORDINATION ELEMENT

PROPERTY RIGHTS ELEMENT

CAPITAL IMPROVEMENTS ELEMENT

PUBLIC SCHOOL FACILITIES ELEMENT

DEFINITIONS AND ACRONYMS

CONCURRENCY MANAGEMENT SYSTEM

City of Wauchula

Hardee County, Florida

Comprehensive Plan Update

2026 EAR-Based Amendments

Future Land Use Element

FUTURE LAND USE ELEMENT

~~City of Wauchula 2030 Comprehensive Plan~~

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended and are not adopted as part of the Element.

INTRODUCTION:

Pursuant to Section 163.3177(6)(a), F.S, the following represents the Land Use Goals, Objectives, and Policies of the City of Wauchula. These Goals, Objectives, and Policies are intended to address the establishment of a long-term vision towards which the land-use programs and activities of the community are ultimately directed. This Element addresses the 10-year short-term planning horizon (2037) and the 20-year long-term planning horizon (2050) as required by Florida Statutes.

Comment: New section added to state the purpose of the Future Land Use Element; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

GOAL, OBJECTIVES, AND POLICIES

GOAL: **PROVIDE A FUTURE LAND USE PATTERN THAT PROTECTS NATURAL RESOURCES AND ENHANCES THE HEALTH, SAFETY, GENERAL WELFARE, AND QUALITY OF LIFE OF THE RESIDENTS OF WAUCHULA THROUGH THE PROMOTION OF ORDERLY GROWTH AND DEVELOPMENT THAT ENSURES THE CHARACTER, MAGNITUDE, AND LOCATION OF ALL LAND USES FOSTERS A BALANCED NATURAL, PHYSICAL, SOCIAL, AND ECONOMIC ENVIRONMENT ~~AND REDUCES GREEN HOUSE GAS EMISSIONS~~. ~~[9J-5.006(3)(a)]~~**

Comment: References to greenhouse gas removed as they are not banned via House Bill 1217 (2026).

Comment: References to Rule 9J-5 removed throughout the document as the Rule no longer exists.

OBJECTIVE 1: **LOCATION AND DENSITY CRITERIA; ESTABLISHMENT OF A FUTURE LAND USE MAP**

THE DEVELOPMENT OF RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LAND USES

IN THE CITY OF WAUCHULA SHALL BE TIMED AND STAGED IN CONJUNCTION WITH AVAILABLE CAPACITY OF PUBLIC FACILITIES AND SERVICES, APPROPRIATE SOIL CONDITIONS AND TOPOGRAPHY. THE CITY WILL ENSURE THAT GROWTH WILL BE DIRECTED TO APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP SERIES IN ORDER TO DISCOURAGE URBAN SPRAWL. THROUGH THE APPLICATION OF ITS LAND DEVELOPMENT REGULATIONS, THE CITY WILL ALSO ENSURE THAT NEW DEVELOPMENT IS: CONSISTENT WITH SOUND PLANNING PRACTICES; SENSITIVE TO THE NATURAL LIMITATIONS OF THE SPECIFIC SITES TO SUPPORT DEVELOPMENT; CONSISTENT WITH THE ABILITY OF THE CITY TO MEET ITS ESTABLISHED LEVEL OF SERVICE STANDARDS; COMPATIBLE WITH THE PROTECTION OF NATURAL RESOURCES; AND COMPLEMENTARY TO THE EXISTING SOCIAL AND ECONOMIC ENVIRONMENT OF WAUCHULA. ~~**[9J-5.006(3)(B)1,4,8]**~~

Comment: References to Rule 9J-5 removed throughout the document as the Rule no longer exists.

Measurable Target: Land use changes classified and mapped according to the adopted classifications; CMS up to date; development located near city services.

Policy 1.1: The City of Wauchula shall enforce its land development regulations to limit density and intensity of development as dictated by soil conditions and topography.

Policy 1.2: The City shall continue to maintain a Concurrency Management System. Development orders and permits shall be issued only when public facilities and services are available concurrent with the impacts of development at or above the City's adopted level of service standards. Public facilities and services which are necessary to serve a proposed development shall be authorized at the same time that the proposed land use is authorized. ~~[9J-5.006(3)(c)3]~~

Policy 1.3: Through the implementation of a Concurrency Management System, the City will issue a development permit only if the adopted level of service standards for those facilities that are available are met. ~~[9J-5.006(3)(c)3]~~

Policy 1.4: Through the application of its land development regulations and the Future Land Use Map Series, the City will encourage and direct development to areas where public facilities and services are available or are projected to be available. ~~[9J-5.006(3)(c)3]~~

Policy 1.5: The City shall depict generalized land uses on the Future Land Use Map and Map Series. The City has determined it appropriate to depict educational uses, public buildings and grounds and other public facilities as one land use category on the Future Land Use Map. The City will depict the following natural resources or conditions on the Future Land Use Map or Map Series: 1) existing and planned public potable waterwells and wellhead protection areas; 2) rivers, lakes and floodplains; 3) wetlands; and, 4) minerals and soils. ~~[9J-5.006(3)(c)7 & (4)(a),(b), (d),(e)]~~

Policy 1.6: The City of Wauchula hereby establishes the following future land use designations for the purpose of managing growth and development:

a. **Agriculture**. This classification provides for the annexation of agricultural lands into the City and allows the continuation of agricultural activities on that land, specifically farming, ranching and pasturing of animals, without a residential unit required. Specific development patterns will be determined by individual development site characteristics and the feasibility of providing public services and facilities by the city. Permitted uses include agriculture and agriculture-related activities, public facilities and single family residential. Single family residences allowed in this category shall be accessory and integral to the primary use of agricultural and shall not exceed two dwelling units per acre. ~~[(9J-5.006(3)(c)1) and (9J-5.006(3)(c)7)]~~

b. **Single Family Residential**. This category permits traditional single-family development and compatible or related low-density neighborhood uses or public facilities, with a maximum density of four units per acre (4 du/ac).

c. **Low Density Residential.** 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.

d. **Medium Density Residential.** This category permits higher-density residential uses consistent with apartments and mobile home parks, and related neighborhood or public uses, with a maximum density of twelve units per acre (12 du/ac).

e. **Commercial.** 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.

f. **Industrial.** The Industrial designation shall be compatible with adjacent land uses, promote a variety of employment opportunities, facilitate a diversified economic base, and promote efficient use of infrastructure. Manufacturing, wholesaling or processing activities are permissible in this land use designation. Traffic generated by these establishments should not overburden roadways. The floor area ratio in the Industrial category shall not exceed 1.0.

g. **Recreation.** 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. This category also permits recreational vehicles (RVs) at a density up to 10 units per acre (10 du/ac). However, RVs are prohibited in wetlands, but are allowed in the 100-year floodplain on a temporary campsite basis. As a result, tie downs and impervious surfaces of any kind are prohibited when associated with RV uses.

h. **Public/Semi-Public.** This category includes local government buildings, educational facilities, hospitals, and other public and semi-public properties which are accessible to all citizens, compatible with 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 for public buildings shall not exceed 2.0. ~~[9J-5.006(3)(c)1,7]~~

i. **Conservation.** The primary function of the Conservation classification is to protect natural resources and to improve surface and groundwater quality. The Conservation designation includes land within the 100 year floodplain, wetlands, soils-limited areas, wellhead protection areas and ancient scrub lands. Commercial and industrial land uses are not permissible within conservation areas. Recreational land uses, such as boat docks, public beaches and hiking trails are permissible. The approximate range of Density/Intensity for this land use category shall not exceed one residential unit per twenty acres. Single family residences allowed in this category shall be accessory and integral to the recreation use (e.g. ranger residence). No

other forms of non-conservation uses are allowed in this classification.

Policy 1.7: Consistent with Florida Statute 163.31771, the City will evaluate permitting accessory dwelling units in single-family residential areas to increase the availability of affordable rentals for extremely low-income, very-low-income, low-income, or moderate-income persons.

Comment: New Policy added to comply with Florida Statutes s. 163.31771

Policy 1.~~7~~8: Public schools are allowed in all land use classifications except the City of Wauchula's Future Land Use classification of Conservation. This provision applies to lands contiguous to existing schools, as well as development of vacant land for new schools. Further, the City hereby encourages the collocation of public facilities such as parks, libraries, and community centers, with schools, when planning and reviewing a proposed site for new or expanded facilities, and shall adopt criteria for collocation in the Unified Land Development Code.

Policy 1.9: Consistent with Florida Statute 1002.45(19), the City of Wauchula may permit a private school to use facilities on property owned or leased by entities as outlined in Florida Statute 1002.45(19) under any such facility's preexisting zoning and land use designations without rezoning or obtaining a special exception or a land use change, and without complying with any mitigation requirements or conditions.

Comment: Policy added consistent with House Bill 1285 adopted in 2024.

Policy 1.10: ***Resiliency Facilities:*** Consistent with Florida Statutes 163.3210, a resiliency facility is a permitted use in all commercial, industrial, and manufacturing land use categories. A resiliency facility must comply with the setback and landscape criteria for other similar uses. Buffer and landscaping requirements for resiliency facilities shall not exceed the requirements for similar uses involving the construction of other facilities that are permitted uses in commercial, industrial, and manufacturing land use categories and zoning districts.

Comment: New Policy Added consistent with Florida Statutes 163.3210.

Policy 1.~~8~~11: Future land uses shall be designated on the Future Land Use Map to guide future development and to protect, preserve, acquire and manage lands within the City as identified as environmentally sensitive.

Policy 1.~~9~~12: "Environmentally Sensitive" land shall be defined as property having

one or more of the following characteristics: undeveloped lands immediately adjacent to and buffering natural water bodies; floodplains; wetlands; flora and fauna typically associated with wetlands; a habitat for rare threatened or endangered species or species of special concern; or shall be a high aquifer recharge areas or public supply potable water wellfield protection areas

Environmentally Sensitive land shall include areas meeting one or more of the following criteria:

a. Known and potential habitats for endangered, threatened and species of special concerns as listed by the U.S. Fish and Wildlife Service, Florida Game and Fresh Water Fish Commission, Central Florida Regional Planning Council and Florida Natural Areas Inventory;

b. Wetlands as defined by the most comprehensive definition used by the Southwest Florida Water Management District, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineer;

c. Undeveloped land adjacent to the Peace River;

d. Water bodies;

e. Potable water wellfields;

f. Floodplains and flood-prone areas as defined by FEMA;

g. Areas of critical state concern as defined by Chapter 380, F.S.;

h. Natural Resources of Regional Significance, as delineated in the Strategic Regional Policy Plan of the Central Florida Regional Planning Council.

Policy 1.~~10~~13: The City will continue to enforce its zoning and site plan review procedures to include development standards that limit the density and intensity of land use in areas where soils or topography are not conducive to development. The City's site plan review process will be used to evaluate soil conditions on a proposed development site, and will provide for appropriate design features to protect natural resources and the structural integrity of buildings and other facilities. The City shall require proposed developments to provide adequate information regarding the suitability of the soils for their intended use, ~~in order~~ to protect potable water wellfields and environmentally sensitive land. ~~[9J-~~

~~5.006(3)(c) 6, 7]~~

Policy 1.~~11~~14: The City will approve the location of new development on the basis of the suitability of the land to support such uses without adversely affecting natural resources, potable water wellhead protection areas, and environmentally sensitive land, using proper site plan review procedures and appropriate mitigation measures. ~~[9J-5.006(3)(c)6]~~

Policy 1.~~12~~15: The City will keep an annually updated list of all hazardous wastes and uses within 500 feet of every wellhead. The list of hazardous wastes and uses that will be tracked within the 500 foot protection zone shall be identified in the City's Unified Land Development Code. Wellheads and wellhead protection areas shall be mapped on the Future Land Use Map. Specifically, the map shall show the location of each well within the City, including all wells not currently within the City limits but part of the City's water system, and identify the 500 foot protection zone around each well. Wellhead protection areas shall be identified ~~in order~~ to prohibit the establishment of new uses from locating within the identified zone of protection that may be a potential source of pollution to the potable water system. The City of Wauchula will utilize, as it becomes available, the most current data available from the water management district or any other government agency to identify the cone of influence around each well, ~~in order~~ to afford the most protection to the potable water supply. Upon receipt and evaluation of such data, the City shall use the data to update the FLUM series with respect to the wellhead protection areas. The City will prohibit existing uses within the protection zone that use or create hazardous materials (such use is known as a nonconforming use) from being reestablished once the use has ceased. Regulations and the procedures for administration of nonconforming uses are adopted within the Unified Land Development Code of the City of Wauchula. ~~[9J-5.006(3)(c)6]~~

Policy 1.~~13~~16: The City will cooperate with SWFWMD in designating areas of aquifer recharge to the Floridan Aquifer. Once identified and designated, such areas shall be shown as Conservation on the Future Land Use Map, where no development shall be allowed, in accordance with the Conservation Future Land Use Classification.

Policy 1.~~14~~17: The City shall support the use of lands for agricultural purposes by allowing such uses within the City limits. Such uses shall be classified Agriculture future land use classification. The City shall continue to implement the "Right to Farm Act" pursuant to Florida Statute 823.14. In support of the purpose of the Right to Farm Act,

agricultural lands shall not be deemed incompatible and shall be protected from encroachment. [187.201 (23), F.S.]

Comment: Language amended to reflect Right to Farm Act requirements as well as permitted locations for new agricultural uses.

Policy 1.~~15~~18: The City shall undertake a visioning process, from time to time, of the future physical appearance and qualities of the city, as a component of this Comprehensive Plan. Upon doing so, the City shall review the comprehensive plan, land development regulations and capital improvement program to ensure that these instruments will help to move the city toward its vision. When undertaking a visioning process, the process shall be a collaborative planning process with meaningful public participation; and shall be adopted by the City Commission upon completion. [163.3167(11), F.S.]

OBJECTIVE 2: **REDEVELOPMENT AND RENEWAL OF BLIGHTED AREAS**

THE CITY SHALL PROTECT THE QUALITY OF ITS NEIGHBORHOODS THROUGH CONTINUED CODE ENFORCEMENT, SITE PLAN REVIEWS, AND THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR THE RENEWAL AND REDEVELOPMENT OF BLIGHTED AREAS. ~~[9J-5.006(3)(B)2& 187.201(17), F.S.]~~

Measurable Target: Measure the change in the amount of sub-standard structures, both commercial and residential from the established base year; the change in the number of vacant commercial structures from the base year; and, the change in the total property value within the downtown area.

Policy 2.1: The City of Wauchula shall continue to identify, prioritize, and maintain documentation of areas in need of redevelopment and renewal.

Policy 2.2: The City of Wauchula shall establish specific programs to be conducted in the elimination of blighted areas, including but not limited to the following: a) applying for Small-Cities Community Development Block Grant Program funds; b) identification of program funding sources to assist persons in relocation during federally-assisted rehabilitation or demolition activity; and c) enforcement of local building and housing codes.

Policy 2.3: The City of Wauchula shall continue to seek out and implement other appropriate federal, state, and private programs for redevelopment and renewal of blighted areas as outlined in the Housing Element of this plan.

Policy 2.4: The City shall develop strategies to rehabilitate those areas targeted for redevelopment activities; which may include, but not be limited to (1) increased code enforcement activities; (2) removal of dilapidated structures to create space for infill development; and (3) coordination of infrastructure improvements with rehabilitation activities.

Policy 2.5: The City shall protect its investment and continue to invest in its downtown by maintaining a schedule of routine maintenance and enforcing the city's minimum maintenance codes for property owners; and continue revitalization of the urban core through enforcement of the sign ordinance, beautification projects and incentive programs for revitalization of the downtown area.

Policy 2.6: The City will promote infill development and redevelopment as an important mechanism to revitalize and sustain its urban core by maintaining the existing land use map, which clearly identifies vacant parcels.

OBJECTIVE 3: RESIDENTIAL LAND USE COMPATIBILITY. FLORIDA STATUTES 163.3194 REQUIRES COMPREHENSIVE PLANS AND LAND DEVELOPMENT REGULATIONS TO INCLUDE FACTORS FOR ASSESSING THE COMPATIBILITY OF ALLOWABLE RESIDENTIAL USES WITHIN A RESIDENTIAL ZONING DISTRICT AND FUTURE LAND USE CATEGORY.

Policy 3.1: For any residential projects not within Planned Development Districts, the County shall consider the following factors in determining residential compatibility between residential uses:

1. the future land use designation of the parcel and adjacent parcels
2. the development potential, including proposed density bonuses
3. the design attributes of the project
4. the physical integration of a project and its relation to the broader neighborhood and community
5. transition between differing residential densities or housing types, particularly where multifamily or higher-density residential abuts established single-family development

6. location and orientation of buildings, parking, access points, and other site improvements in relation to adjacent residential properties

7. traffic, vehicular access, pedestrian connectivity, and circulation, including the extent to which the project may introduce traffic into established residential areas

8. operational impacts, including lighting, noise, privacy, and similar impacts upon adjoining residential uses

9. ability to avoid or mitigate incompatibilities through site design, including setbacks, buffering, landscaping, screening, building orientation, height transitions, and similar techniques

10. the extent to which the project furthers the Goals Objectives and Policies of the Plan.

Policy 3.2: The LDR shall be amended to include factors for assessing compatibility of residential uses, as well as mitigation and minimization measures for reducing incompatibilities, as follows:

(1) The factors may include intensity, density, scale, building size, mass, bulk, height and orientation, lot coverage, lot size and configuration, architectural style, permeability, screening, buffers, setbacks, transitional areas, signage, traffic and pedestrian circulation and access, and operational impacts, such as noise, odor, and lighting.

(2) The measures to reduce potential incompatibility between residential uses; such options shall include, but are not limited to, a reduction in density and or intensity, reduction or stepping down of building heights, increased setbacks, and increased buffering and landscape screening standards.

(3) This subsection does not apply to any of the following:

(a) Compatibility between uses in different future land use categories, including rural, agricultural, conservation, open space, mixed-use, industrial, or commercial use.

(b) Applications for development within planned unit developments or master planned communities.

(c) Applications for development within historic districts designated before January 1, 2026.

Comment: Language added consistent with 2026 House Bill 399.

OBJECTIVE ~~34~~: **ELIMINATION OF INCOMPATIBLE USES**

THE CITY OF WAUCHULA WILL WORK TOWARD THE ELIMINATION OR REDUCTION OF EXISTING LAND USES AND ZONING DESIGNATIONS INCONSISTENT WITH THE FUTURE LAND USE ELEMENT AND COMPREHENSIVE PLAN. ~~**[9J-5.006(3)(B)3]**~~

Measurable Target: Number of nonconforming uses eliminated during the planning period.

Policy ~~34~~.1: Development which is not consistent with the Future Land Use Map or Future Land Use Element shall not be permitted unless vested against the Comprehensive Plan by a final development order or under principles of law. The City of Wauchula's land development regulations shall specify criteria for the continuation or elimination of non-conforming uses or structures upon damage, destruction, or cessation of activity. ~~[9J-5.006(3)(c)4]~~

Policy ~~34~~.2: The City of Wauchula shall enforce its land development regulations to ensure compatibility between zoning districts and land use classifications listed in the Future Land Use Element of the Comprehensive Plan. ~~[9J-5.006(3)(c)2]~~

Policy ~~34~~.3: The City shall enforce its Unified Land Development Code that establishes compatibility criteria for adjacent land uses. These criteria will provide adequate separation or protection between existing land uses and proposed land uses of a different type which could have adverse impacts on previously approved development. The City Commission shall assess and consider these adverse impacts in its zoning decisions, site plan approvals, and other regulatory actions. Mechanisms for ensuring compatibility between adjacent land uses may include:

a. setback requirements;
b. landscape buffering requirements;
c. walls or fences;
d. performance standards;
e. access control; and

f. other requirements as determined by the City Commission.

In implementing its compatibility criteria, the City shall give primary consideration to preserving the integrity of residential neighborhoods, discouraging crime and civil disorder, protection of property values, and preservation of natural resources. However, this policy shall not be interpreted to protect land uses or activities which are illegal or which have been established without proper authorization from the City. In addition, this policy shall not confer special status or protection on land uses which are nonconforming to adopted City codes or otherwise inconsistent with the Comprehensive Plan. ~~[9J-5.006(3)(c)2]~~

OBJECTIVE ~~4~~5: PROTECTION OF HISTORIC AND CULTURALLY SIGNIFICANT RESOURCES

AS A PART OF THE CITY'S LAND DEVELOPMENT REGULATIONS, THE CITY OF WAUCHULA SHALL ADOPT AND ENFORCE STANDARDS AND PROGRAMS THAT PROTECT HISTORICALLY AND CULTURALLY SIGNIFICANT RESOURCES. ~~[9J-5.006(3)(B)4]~~

Measurable Target: Number of units identified as locally significant and designated, per year, during the planning period.

Policy ~~4~~5.1: Historical properties and archaeological sites shall be designated by City Commission. Criteria for local designation shall be included in land development regulations. Following designation as an historical or archaeological site or structure, demolition or alteration of such sites or structures may be granted only by the City Commission. A vote by the City Commission to permit the alteration or demolition of designated sites must be a majority consisting of no less than five (5) affirmative votes. This procedure does not replace or diminish established procedures for the alteration or demolition of structures or sites in the City, but is an additional safeguard to protect structures and sites designated by City Commission as meriting protection. ~~[9J-5.006(3)(c)8]~~

Policy ~~4~~5.2: The City of Wauchula shall negotiate with land owners prior to the development review process to mitigate disturbances of known historical resources. ~~[9J-5.006(3)(c)8]~~

Policy ~~4~~5.3: The City shall annually consider designation of local historic structures or areas by using criteria established in the City's land development regulations. ~~[9J-5.006(3)(c)8]~~

Policy ~~4~~5.4: Through the Policies specified in the Housing Element, the City will encourage investment and reinvestment in older neighborhoods, and other areas considered historically significant, to prevent deterioration of these areas and to preserve the historic resources of the community.

OBJECTIVE ~~5~~6: **PREVENT PROLIFERATION OF URBAN SPRAWL**

THE CITY WAUCHULA SHALL ENFORCE LAND DEVELOPMENT REGULATIONS WHICH DISCOURAGE URBAN SPRAWL, EFFECTIVELY MANAGE GROWTH, ESTABLISH STANDARDS FOR DENSITIES AND INTENSITIES OF DEVELOPMENT, ~~EFFECTUATE A REDUCTION IN GREENHOUSE GAS EMISSIONS,~~ AND OTHERWISE IMPLEMENT THE COMPREHENSIVE PLAN. URBAN SPRAWL SHALL BE DISCOURAGED BY MAXIMIZING THE USE OF EXISTING PUBLIC FACILITIES AND SERVICES, AND BY COORDINATING WITH HARDEE COUNTY TO LIMIT THE EXTENSION OF MUNICIPAL FACILITIES IN THE UNINCORPORATED COUNTY TO THOSE AREAS CONSISTENT WITH HIGHER INTENSITIES OF USE IN THE HARDEE COUNTY COMPREHENSIVE PLAN. ~~[9J-5.006(3)(B)7]~~

Measurable Target: Number of developments brought into the city rather than into the county to diffuse urban sprawl.

Comment: References to greenhouse gas removed as they are not banned via House Bill 1217 (2026).

Policy ~~5~~6.1: The City of Wauchula shall require that adequate public facilities and services, based on level of service standards established in this comprehensive plan, will be available concurrent with the impacts of development, and that public facilities and services are consistent with applicable levels of service established in this plan. ~~[9J-5.006(3)(c)5]~~

Policy ~~5~~6.2: The City shall enforce adopted land development regulations consistent with those standards listed below in order to prevent the proliferation of urban sprawl, which shall direct future development only to those areas where provision of public facilities necessary to meet levels of service standards are available concurrent with the impacts of the development. ~~[9J-5.006(5)]~~

- No premature or poorly planned conversion of rural land to other uses;
- No areas of urban development or uses that are not functionally related to land uses which predominate the adjacent area;
- No areas of urban development or uses that fail to maximize the use of existing public facilities;
- No areas of urban development or uses that fail to use areas within which public services are currently provided;

- No leapfrog/ scattered development or ribbon/ strip commercial development patterns; and
- ~~Development shall be consistent with criteria in Rule 9J-5.006 (5).~~

Comment: The criteria referenced has been removed from the Florida Administrative Code.

Policy ~~5~~6.3: The City shall require new development and substantial redevelopment to conform with the following criteria:

a. Connect to centralized potable water and wastewater systems;
b. Incorporate design features that promote green building principles including landscaping;
c. Integrate pedestrian-oriented features, including sidewalks, trail, or walkways into all development including pedestrian shelters or awnings;
d. Provide accesses to civic spaces, parks, green areas, and open space and other amenities;
e. Be supported by public safety (fire, EMS, law enforcement); and
f. Have access to public schools.

OBJECTIVE ~~6~~7: **LAND DEVELOPMENT REGULATIONS AND URBAN GROWTH**

THE CITY OF WAUCHULA WILL PROMOTE INNOVATIVE LAND DEVELOPMENT TECHNIQUES. THE CITY'S LAND DEVELOPMENT REGULATIONS SHALL SET FORTH THE CRITERIA FOR UTILIZING SUCH DEVELOPMENT TECHNIQUES. ~~[9J-5.006(3)(B)3, 9]~~

Measurable Target: Number of non-residential uses added in residential areas; number of developments built without city services.

Policy ~~6~~7.1: Land development regulations shall address, at a minimum:

a. Regulate the subdivision of land;
b. Regulate the use of land in a manner consistent with this Future Land Use Element and ensure the compatibility of adjacent land uses;
c. Provide for open space in a manner consistent with the recreation and open space element;
d. Protect lakes, wetlands and floodplains, and other environmentally sensitive areas, formerly mined land, and agricultural land;
e. Regulate areas subject to periodic flooding;

f. Protect historically significant properties and archeological resources;
g. Protect potable water wells and aquifer recharge areas;
h. Provide regulations to encourage the use of innovative development techniques by providing provisions for planned unit development, cluster and zero lot line development and new urbanism development;
i. Regulate signs within the City limits. At a minimum, this provision shall establish the frontage requirement for signs, and define terms within the provision to clarify its intent;
j. Regulate parking, vehicular site access, and on site traffic flow, through the adoption and continued enforcement of design standards for new construction; and
k. Provide that development orders and permits will not be issued that will result in a reduction of the level of service for the affected public facilities below the level of service standards established in this Comprehensive Plan. ~~[9J-5.006(3)(c)1,2,4,5,6]~~

Policy ~~6~~7.2: The City of Wauchula's land development regulations shall provide for mixed-use developments and land uses which: a) maximize the use of public facilities and services, and b) protect environmentally sensitive lands, including wetlands and floodplains. ~~[9J-5.006(3)(c)5]~~

Policy ~~6~~7.3: The City of Wauchula will continue to enforce its land development regulations to protect the public's safety along its roadways, by providing for proper signalization, limiting future access to U.S. 17 and S.R. 636, and proper placement of signage. ~~[9J-5.006(3)(c)1]~~

Policy ~~6~~7.4: The City of Wauchula will promote land development techniques such as planned development projects, zero lot line patio home subdivisions, and cluster housing techniques that increase development within higher density areas where public facilities are available. ~~[9J-5.006(3)(c)7]~~

Policy ~~6~~7.5: New development shall be consistent with the City's land development regulations for stormwater management, open space, safe and convenient on-site traffic flow, and parking. ~~[9J-5.006(3)(c)4]~~

Policy ~~6~~7.6: The City shall locate future land uses at densities and intensities that will discourage urban sprawl and leap frog development patterns. ~~[9J-5.006(3)(c)7]~~

Policy ~~6~~7.7: The City shall promote compact urban growth through the location of public facility expansions contiguous to existing developed areas.

~~[9J-5.006(3)(c)2,3]~~

Policy ~~6~~7.8: The City shall maximize the use of its existing potable water and sewer facilities by prioritizing extensions to unserviced areas of the City. Priority for the expansion of municipal water and sewer facilities shall be given to: legal obligations; existing development that is in or adjacent to Wauchula; new development in or adjacent to Wauchula; and new development that will contribute to the tax base through higher densities or intensities of land use.

Policy ~~6~~7.9: The City shall request that adjacent governments provide notification of all proposed amendments to their respective Comprehensive Plans which may affect land uses in areas adjacent to the City of Wauchula. ~~[9J-5.006(3)(c)2]~~

Policy ~~6~~7.10: The City Manager, or his/her designee, shall review and comment on proposed comprehensive plan amendments of Hardee County and neighboring municipalities' Comprehensive Plans. If a proposed amendment would create a conflict between Wauchula's and the neighboring jurisdiction's land uses, the City shall transmit written comments and recommendations to that governmental entity regarding the nature of the incompatible use. ~~[9J-5.006(3)(c)2]~~

Policy ~~6~~7.11: The City shall follow the procedures for negotiation and mediation outlined in the Intergovernmental Coordination Element to resolve disputes which may arise from land use planning issues with neighboring municipalities.

OBJECTIVE ~~7~~8: **PROTECTION OF NATURAL RESOURCES**

THE CITY OF WAUCHULA SHALL ADOPT AND ENFORCE STANDARDS AND PROGRAMS THAT PROTECT NATURAL RESOURCES. NATURAL RESOURCES SHALL BE PROTECTED BY THE REGULATION OF LAND USE IN PROXIMITY TO PUBLIC SUPPLY WATER WELLS, FLOODPLAINS, AND WETLANDS; AND BY THE MANAGEMENT OF STORMWATER RUNOFF AND DRAINAGE. ~~[9J-5006(3)(B)4]~~

Measurable Target: Number of acres designated for protection during the planning period.

Policy ~~7~~8.1: Public supply wellfields shall be protected from adverse impacts of development by requiring a 500foot arbitrary fixed buffer of non-polluting land uses around each well field. When sufficient data are provided to more accurately calculate appropriate buffer zones around well heads based upon time of travel, these 500 foot wellhead

protection areas shall be expanded or contracted as the calculation may dictate. Non-polluting land uses shall include compatible land uses such as recreation and open space, conservation, or uses which are permitted with appropriate monitoring as required by the Department of Environmental Protection. The use or storage of hazardous substances within the buffer shall be regulated. ~~[9J-5.006(3)(c)6]~~

Policy ~~7~~8.2: The City of Wauchula shall protect wetlands and areas subject to potential periodic flooding and to limit uses and intensities to those for which the risk of loss would be minimal and which do not alter the natural function of the wetland or floodplain. ~~[9J-5.006(3)(c)6]~~

Policy ~~7~~8.3: The City shall establish a 500-foot radius zone of protection around its wellheads, in which it will limit the density and intensity of land uses. ~~[9J-5.006(3)(c)6]~~

Policy ~~7~~8.4: Property owners and developers shall be responsible for the on-site management of runoff to ensure that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

Policy ~~7~~8.5: The City shall require developers to obtain all required permits from the US Army Corps of Engineers, Florida Department of Environmental Protection, the Southwest Florida Water Management District, and the Hardee County Health and Rehabilitative Services when a proposed development: 1) is located within the 100- year floodplain as delineated by the Federal Emergency Management Agency; 2) contains jurisdictional wetlands designated by the Florida Department of Environmental Protection and/or the Southwest Florida Water Management District, or wetland areas identified on National Wetlands Inventory maps completed by the U.S. Department of the Interior, Fish and Wildlife Service; or 3) contains soils rated as having "severe limitations" by the Hardee County Soil Conservation Service. The City shall require evidence of appropriate permits from state or federal regulatory agencies prior to the issuance of a development permit. ~~[9J-5.006(3)(c)3,6]~~

OBJECTIVE ~~8~~9: AVAILABILITY OF UTILITY FACILITIES

THE CITY SHALL ENSURE THE AVAILABILITY OF SUITABLE LAND FOR UTILITY FACILITIES NECESSARY TO SUPPORT PROPOSED DEVELOPMENT. ~~[9J-5.006(3)(B)9]~~

Measurable Target: Number of acres set aside for utility facilities during the planning period.

Policy ~~8~~9.1: Public utilities which provide essential services to existing and future land uses authorized by the Comprehensive Plan shall be permitted in all future land use categories. ~~[9J-5.006(3)(c)3]~~

Policy ~~8~~9.2: The City shall review and amend its zoning, subdivision, and other Land Development Regulations to ensure that adequate land for the provision of public facilities is available concurrent to the impacts of new development. ~~[9J-5.006(3)(c)3]~~

Policy ~~8~~9.3: Approval of development proposals will be conditioned on the availability of public facilities and services necessary to serve the proposed development and that the facilities meet the City's established level of service standards provided within all elements of the City of Wauchula Comprehensive Plan, including the level of service standards listed within the following elements: ~~[9J-5.006(3)(c)3]~~

a. Infrastructure Element
b. Transportation Element
c. Capital Improvements Element
d. Public School Facilities Element

OBJECTIVE ~~9~~10: **COORDINATION WITH THE OBJECTIVES AND PROGRAMS IN THE HARDEE COUNTY HAZARD MITIGATION STRATEGY; AND COORDINATION WITH CHAPTER 380 PLANS.**

THE CITY SHALL COORDINATE FUTURE LAND USE DESIGNATIONS WITH THE COUNTY AND SURROUNDING MUNICIPALITIES TO ELIMINATE OR REDUCE DEVELOPMENT IN AREAS IDENTIFIED AS HAVING REPETITIVE LOSS DUE TO NATURAL HAZARDS AND WHICH ARE IDENTIFIED IN THE HARDEE COUNTY HAZARD MITIGATION STRATEGY; AND THE CITY SHALL COORDINATE WITH ANY RESOURCE PLANNING AND MANAGEMENT PLAN PREPARED PURSUANT TO CHAPTER 380. ~~[9J-5.006 (3)(B)6,7]~~

Measurable Target: Number of repetitive loss areas mitigated; number of developments under Chapter 380 Florida Statutes.

Policy ~~9~~10.1: As proposed future land use activities are presented to the City for actions, they shall be coordinated with any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, in an effort to reduce potential conflicts. ~~[9J-5.006(3)(b)6]~~

Policy ~~9~~10.2: The City, through the implementation of its land development regulations, will ensure that development approvals are consistent with the objectives and policies of the Hardee County Hazard Mitigation Strategy~~, August 1999, as amended~~. In so doing, the City shall specifically limit the extension of infrastructure to areas of repetitive loss due to natural hazards, especially within any 100-year floodplain or wetland area.

Comment: Date removed as the LMS is updated every five years.

Policy ~~9~~10.3: The City shall identify and include in the 5-Year Capital Improvements Plan equipment and facility improvements needed to insure the delivery of municipal services during and after a natural disaster such as hurricane or flood; and to maintain traffic flow on all key roadways and at critical intersections during heavy rainfall events.

Policy ~~9~~10.4: In conjunction with the American Red Cross and the Hardee County School Board, the City will develop plans for reduction of the shelter deficit state-wide.

Policy ~~9~~10.5: The City hereby requires all operators/developers of mobile/manufactured home parks to provide hurricane shelters to be built in their park to house all mobile/manufactured home park residents. If the park has a population of part-time residents, the shelter shall be large enough to house all park residents that reside in the park during the official Hurricane Season, from June 1 to November 1.

Policy ~~9~~10.6: The City will develop, maintain and annually update a list of all mobile/manufactured home parks, all singly-sited mobile/manufactured homes, and all high-risk resident facilities, such as, nursing homes and adult restricted communities, within the City limits, ~~in order~~ to assist emergency managers during an evacuation. Persons at risk shall be provided written evacuation procedures and the location of shelters.

Policy ~~9~~10.7: The City will trim trees on city rights-of-way on a regular, rotating schedule, and coordinate such activities with local power companies~~, in order~~ to~~,~~ reduce the incidence of blocked streets and storm hazards to overhead utility lines that may occur during periods of heavy rainfall and especially during hurricanes.

OBJECTIVE ~~10~~11: THE CITY SHALL PROTECT ITS DOWNTOWN CORE BY CONTINUOUSLY PRACTICING DOWNTOWN REVITALIZATION.

Policy ~~10~~11.1: Wauchula shall protect its investment in the urban core and continue to invest in its downtown by continuing revitalization through enforcement of the sign ordinance, beautification projects and incentive programs.

Policy ~~10~~11.2: Wauchula shall promote infill development and redevelopment as an important mechanism to revitalize and sustain its urban core by maintaining and monitoring the existing land use map, which clearly identifies vacant parcels.

OBJECTIVE ~~11~~12: THE CITY OF WAUCHULA WILL CONTINUE TO PROMOTE ECONOMICALLY VIABLE AND SUSTAINABLE DEVELOPMENT AND REDEVELOPMENT THROUGHOUT THE CITY AND WITHIN THE DOWNTOWN AREA.

Policy ~~11~~12.1: ~~In order t~~To provide a more walkable and patron-friendly downtown district, the City shall continue to work toward improving and adding downtown parking areas.

Policy ~~11~~12.2: The City shall, through new development and redevelopment, promote the creation of interconnected systems for vehicular and pedestrian travel and the location and orientation of buildings and vehicular parking areas.

Policy ~~11~~12.3: The City shall, through new development and redevelopment, promote the design of attractive and useable public open spaces/common area through good architectural and landscape design.

Policy ~~11~~12.4: The City shall continue coordination with the Wauchula Main Street, Inc.

Policy ~~11~~12.5: The City shall support businesses and business expansion through partnerships among State, Regional, and local economic development organizations.

Policy ~~11~~12.6: The City shall promote infill development and redevelopment through designation of appropriate land uses and densities on the future land use map series, and support of downtown revitalization, historic preservation, and neighborhood revitalization efforts.

CITY OF WAUCHULA
FLU MAP 1 - 2050 FUTURE LAND USE

Legend

- Wauchula City Limits
- Parcels

Wauchula Future Land Use

- Agriculture
- Single Family Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- COM - Commercial
- Industrial
- PSP - Public/Semi-Public
- Recreation
- CON - Conservation
- Unassigned

City of Wauchula
126 South 7th Avenue, Wauchula, FL
(863) 773-3131
www.cityofwauchula.gov

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 East Church Street, Bartow, FL
(863) 534-7130
www.cfrpc.org

N

DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.
Data Sources:
Central Florida Regional Planning Council
City of Wauchula
Hardee County Property Appraiser

Miles
0 ¼ ½ 67

CITY OF WAUCHULA
FLU MAP 2 - HISTORIC RESOURCES

Legend

- Historic Structures
- Historic Bridges

Historical Areas

- Downtown Wauchula Historic District
- Hardee Co Courthouse Plaza & Fountain
- Wauchula Cemetery
- Carlton, Albert Estate
- Wauchula City Limits
- Parcels
- Waterways

City of Wauchula
126 South 7th Avenue, Wauchula, FL
(863) 773-3131
www.cityofwauchula.gov

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 East Church Street, Bartow, FL
(863) 534-7130
www.cfrpc.org

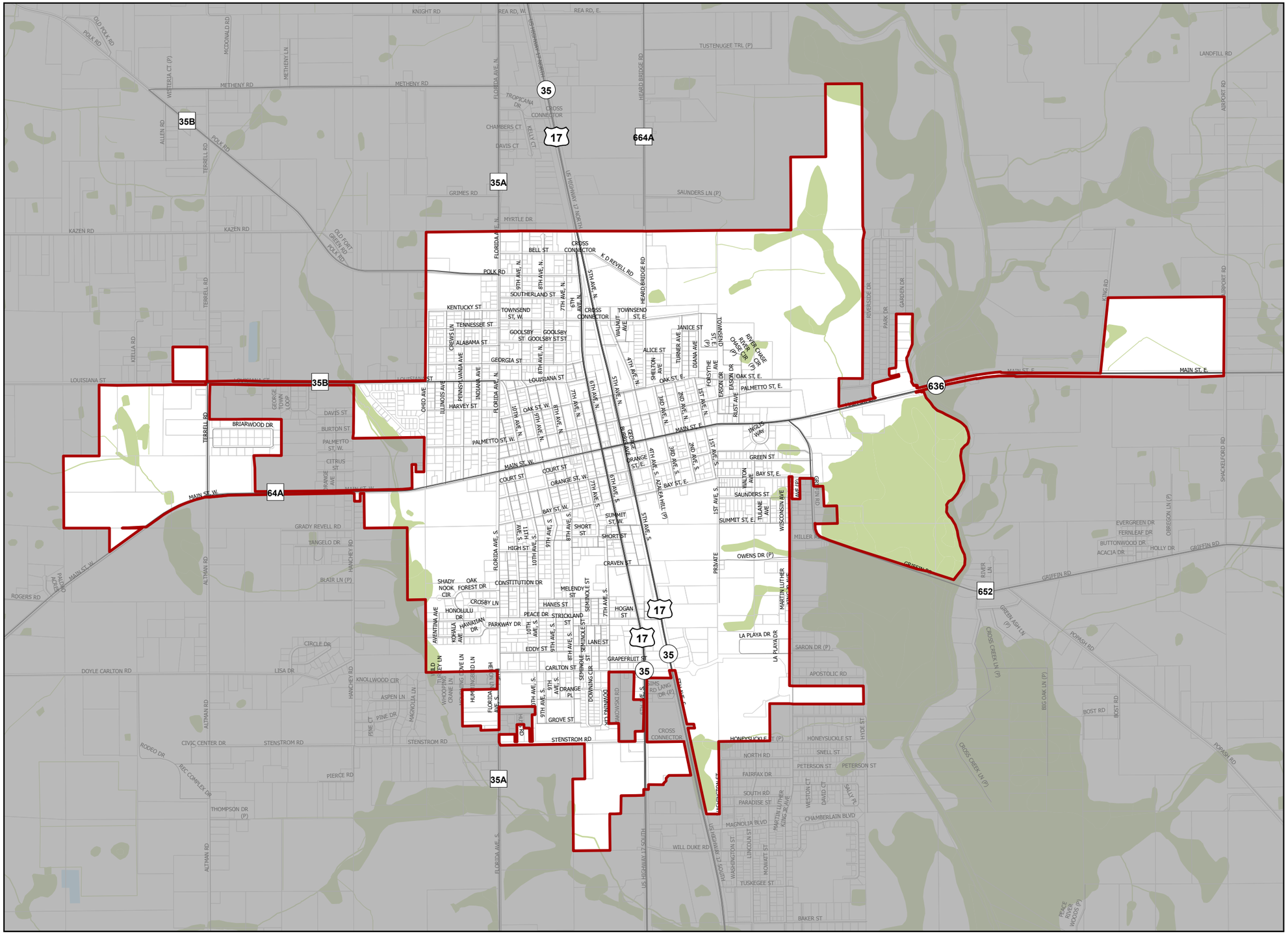
N

DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.
Data Sources:
Central Florida Regional Planning Council
City of Wauchula
Hardee County Property Appraiser
FDEP and the Balmoral Group

Miles
0 ¼ ½

Date: 9/17/2026 | Created By: Matt Bushey | Document Path: D:\Projects\EARS2025\Wauchula\Wauchula EAR 2026\Wauchula EAR 2026.aprx | Layout Name: WA_HistoricStructures_09172026

CITY OF WAUCHULA
FLU MAP 3 - WETLANDS



Legend

- Wauchula City Limits
- Parcels
- Lakes
- Wetlands

City of Wauchula
126 South 7th Avenue, Wauchula, FL
(863) 773-3131
www.cityofwauchula.gov

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 East Church Street, Bartow, FL
(863) 534-7130
www.cfrpc.org

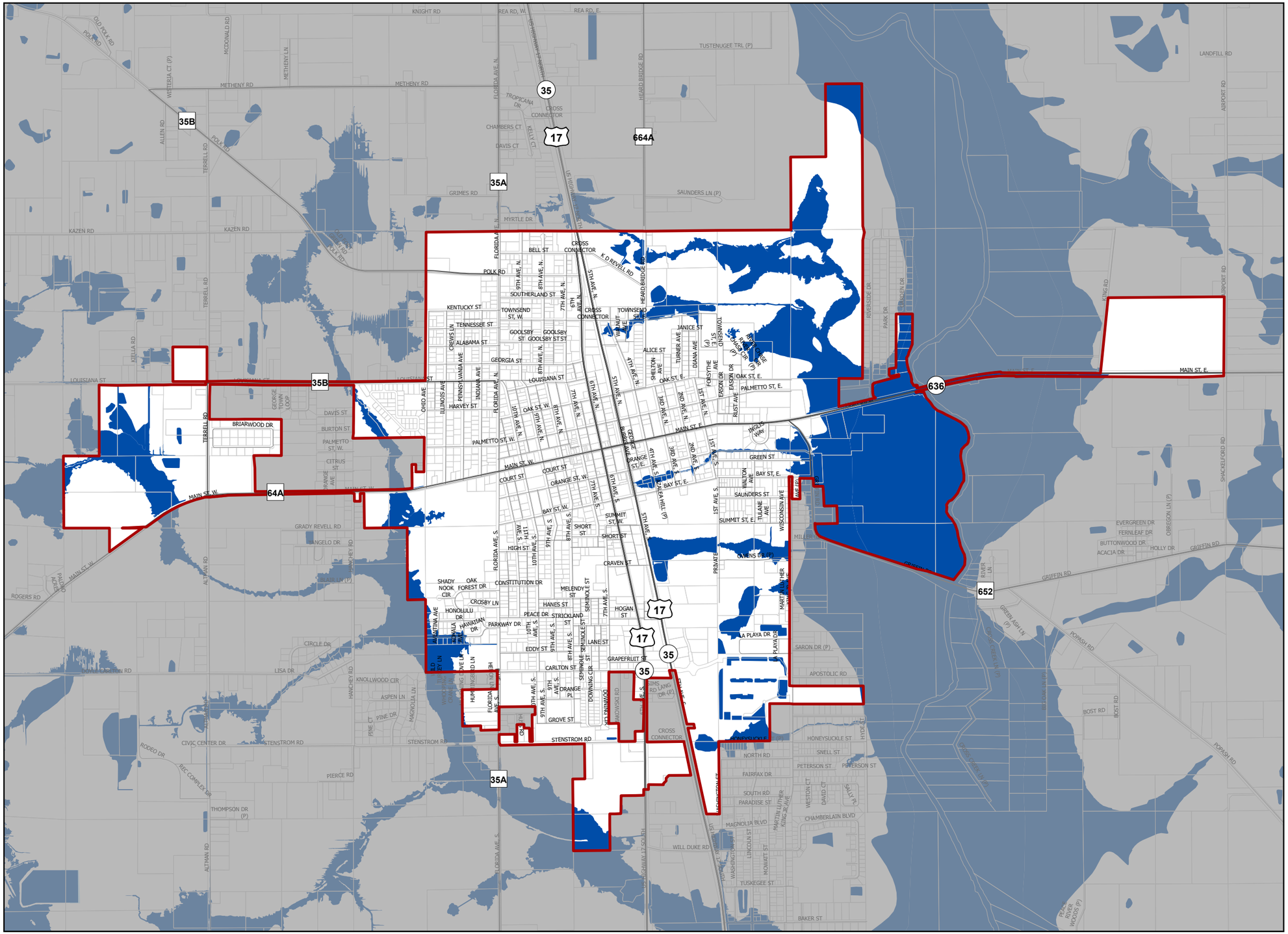
N

DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.
Data Sources:
Central Florida Regional Planning Council
FWS, National Wetlands Inventory
City of Wauchula
Hardee County Property Appraiser

Miles
0 ¼ ½

Date: 1/15/2026 | Document Path: D:\Projects\EARS2025\Wauchula\Wauchula EAR 2026\Wauchula EAR 2026.aprx

CITY OF WAUCHULA
FLU MAP 4 - FEMA FLOODPLAINS



Legend

- Wauchula City Limits
- Parcels
- Lakes

FEMA Floodplains

- Special Flood Hazard Areas

City of Wauchula
126 South 7th Avenue, Wauchula, FL
(863) 773-3131
www.cityofwauchula.gov

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 East Church Street, Bartow, FL
(863) 534-7130
www.cfrpc.org

N

DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

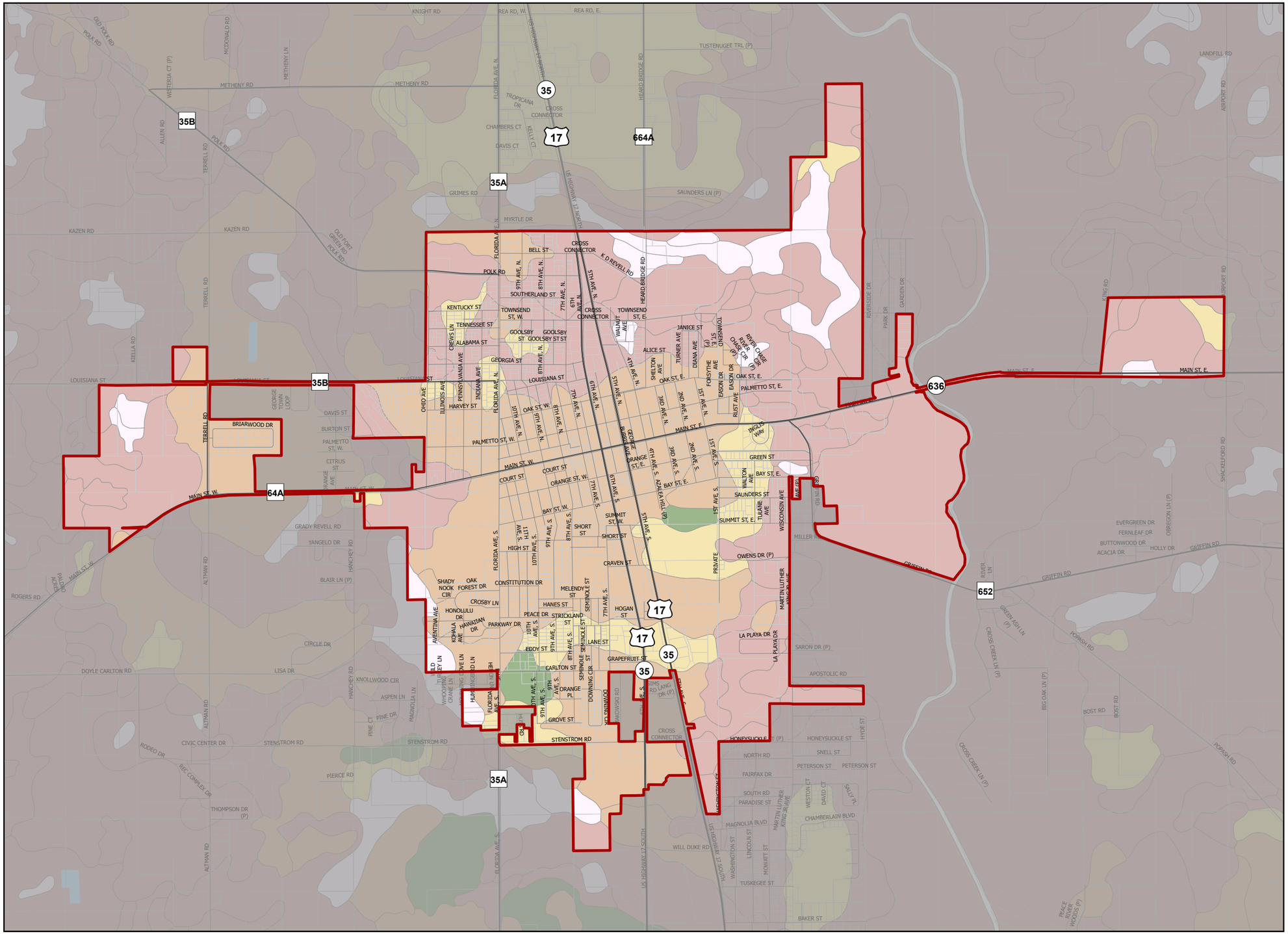
Data Sources:
Central Florida Regional Planning Council
Federal Emergency Management Agency
City of Wauchula
Hardee County Property Appraiser

Miles

0 ¼ ½ 70

Date: 1/15/2026 Created by: Matt Bushey | Document Path: D:\Projects\EARS2025\Wauchula\Wauchula EAR 2026\Wauchula EAR 2026.aprx

CITY OF WAUCHULA
FLU MAP 5 - GENERALIZED SOILS CLASSIFICATION



Legend

- Wauchula City Limits
- Parcels

Soils (by Drainage Classification)

- Very poorly drained
- Poorly drained
- Somewhat poorly drained
- Moderately well drained
- Well drained
- Excessively drained

City of Wauchula
126 South 7th Avenue, Wauchula, FL
(863) 773-3131
www.cityofwauchula.gov

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 East Church Street, Bartow, FL
(863) 534-7130
www.cfrpc.org

N

DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.
Data Sources:
Central Florida Regional Planning Council
Florida Department of Agriculture
City of Wauchula
Hardee County Property Appraiser

Miles
0 ¼ ½

Date: 1/15/2026 Created by: Matt Bushey | Document Path: D:\Projects\EARS2025\Wauchula\Wauchula EAR 2026\Wauchula EAR 2026.aprx

City of Wauchula

Hardee County, Florida

Comprehensive Plan Update

2026 EAR-Based Amendments

Transportation Element

~~TRAFFIC CIRCULATION~~ TRANSPORTATION ELEMENT

~~City of Wauchula 2030 Comprehensive Plan~~

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended and are not adopted as part of the Element.

Comment: Element title changed to Transportation Element consistent with Florida Statutes.

INTRODUCTION:

Pursuant to Section 163.3177(6)(b), F.S., the following represents the Transportation Goals, Objectives, and Policies of the City of Wauchula. These goals, objectives, and policies are intended to address the establishment of the long-term vision toward which transportation programs and activities are ultimately directed in the community. This Element addresses the 10-year short term planning horizon (2037) and the 20-year long term planning horizon (2050) as required by Florida Statutes.

Comment: Added Introduction to cite the Transportation Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

Comment: Throughout Element, references to Rule 9J-5 removed as the rule was repealed.

GOAL, OBJECTIVES, AND POLICIES

GOAL: **THE CITY OF WAUCHULA SHALL ENSURE THE AVAILABILITY OF SAFE, CONVENIENT, AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEMS, BOTH MOTORIZED AND NON-MOTORIZED.** ~~**[9J-5.019(3)(A)]**~~

OBJECTIVE 1: **CONVENIENT AND EFFICIENT TRANSPORTATION SYSTEM**

PROVIDE SAFE AND ENERGY EFFICIENT MULTI-MODAL FACILITIES AT OR ABOVE THE LEVEL OF SERVICE ESTABLISHED IN THIS ELEMENT; AND, COORDINATE THE TRANSPORTATION SYSTEM WITH FUTURE LAND USES.

Measurable Targets: Maintain a level of service D on all roads; amend the 5-Year CIP annually to include all roadway improvements; evaluate

traffic safety problems and amend the land development code to include new measures.

Policy 1.1: The City of Wauchula hereby establishes the following peak season/peak hour level of service standards for each listed facility type as established by the Florida Department of Transportation (FDOT):

1.	~~Principle~~ Principal Arterial Roadway (US 17):	D
2.	Minor Arterial Roadways:	D
3.	Collector Roadways:	D
4.	Local Roads:	D

Policy 1.2: Improvements to the multi-modal transportation system shall be coordinated to accommodate the land uses indicated on the Future Land Use Map at the level of service established in Policy 1.1. ~~[9J-5.019(3)(c)4]~~

Policy 1.3: Development orders and permits shall not be issued if a proposed development would cause the level of service to fall below the standards established in Policy 1.1. Development orders and permits may be issued if facility improvements needed to maintain or exceed the adopted level of service standards are provided concurrent with the impacts of the development in a manner consistent with the goals, objectives and policies of this element and the Capital Improvements Element. ~~[9J-5.019(3)(c)1]~~

Policy 1.4: For all municipal streets under City jurisdiction, the City will continue to add the yearly maintenance schedule to the 5-Year Capital Improvements Program (CIP) of the Comprehensive Plan's Capital Improvements Element. ~~[9J-5.019(4)(c)7.]~~

Policy 1.5: In order to provide greater traffic safety, the City will enforce no-parking zones at street intersections and intersection visibility requirements, as adopted in the City's land development regulations. ~~[9J-5.019(4)(c)3, 7.]~~

Policy 1.6: The City shall enforce the landscape maintenance and weed control ordinance that contributes to traffic safety along all motorized and non-motorized traffic ways. ~~[9J-5.019(4)(c)7.]~~

OBJECTIVE 2: COORDINATION WITH FUTURE LAND USES

THE CITY WILL CONTINUE TO IMPROVE AND CONSTRUCT A MULTI-MODAL

TRANSPORTATION SYSTEM THAT WILL MEET THE ADOPTED LEVELS OF SERVICE STANDARDS, SUPPORT THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT, AND SUPPORT A DESIRABLE PATTERN OF DEVELOPMENT IN COORDINATION WITH THE USES ALLOCATED ON THE FUTURE LAND USE MAP. ~~[9J-5.019(4(B)2.]~~

Measurable Targets: Promote multimodal facilities for mixed use development; promote carpooling/vanpooling.

Policy 2.1: The City will prioritize multimodal transportation system improvements based on: (1) meeting or exceeding level of service standards established in Policy 1.1; (2) correction of existing deficiencies; (3) available right-of-way and system continuity; (4) support for development of the central core downtown; (5) support for development of infill areas; (6) minimum disruption of residential neighborhoods and designated historical areas; (7) measures for the reduction of greenhouse gas emissions; and (8) consistency with needs generated with uses shown on the Future Land Use Map.

Policy 2.2: The City will continue to require an impact statement for all new development that addresses the impacts on roadway, pedestrian, bicycle and in the future transit facilities, within the City.

Policy 2.3: The City will promote mixed-use developments with multimodal provisions that include sidewalks, bikeways and trails~~-~~ linkages between commercial areas and residential areas. ~~[9J-5.019(4)(c) 9.]~~

Policy 2.4: If determined to be necessary to meet future traffic circulation needs, transportation impact fees shall be developed and adopted by the City. ~~[9J-5.019(4)(c) 7.]~~

Policy 2.5: The City will encourage large employers in the industrial areas in the City adjacent to the City to promote carpooling/van pooling and, in the future, utilization of transit for commuting. ~~[9J-5.019(4)(c) 13, 14.]~~

Policy 2.6: The City will minimize disruption to its historic downtown and historic buildings that may result from the construction of roadway improvements and transit projects; the City shall plan pedestrian and bicycle routes that minimize disruption of the historic street grid in downtown. ~~[9J-5.019(4)(c) 5.]~~

Policy 2.7: The City shall promote the surface transportation corridor that connects its industrial areas to the airport for shipment of goods and products; the City will work with Hardee County and the FDOT to

ensure that there is an adequate network for ease of goods movement and truck routes. ~~[9J-5.019(4)(c) 11, 14.]~~

OBJECTIVE 3: **DOWNTOWN PARKING STRATEGY**

THE CITY SHALL PROMOTE AND INVEST IN A SAFE AND EFFICIENT SYSTEM OF PARKING WITH THE PROPER QUANTITY OF SPACES FOR CUSTOMERS AND EMPLOYEES IN THE HISTORIC DOWNTOWN COMMERCIAL AREA. ~~**[9j-5.019(B) 1 & 2.]**~~

Measurable Targets: Promote public/private partnerships established for downtown parking; participate in City/CRA/Chamber of Commerce parking studies.

Policy 3.1: The historic downtown commercial area shall be the focus of continued analysis of parking needs, vehicular traffic flow, pedestrian circulation patterns and overall traffic safety.

Policy 3.2: The City shall maintain and promote the alley system in the downtown for loading purposes ~~in order~~ to reduce conflicts between delivery trucks and pedestrian traffic. ~~[9J-5.019(4)(c) 2.]~~

Policy 3.3: As development occurs within the historic downtown commercial area, the City will promote and allow on-street parking within the public right-of-way, which shall meet the parking needs of the business sector in accordance with City and FDOT standards. ~~[9J-5.019(4)(c) 3.]~~

Policy 3.4: The City will partner with businesses for the development of off-street parking that will be shared by customer and employee traffic within the downtown; and encourage informal agreements between public and private partners for shared parking between daytime and night time users, and between weekend and weekday users. ~~[9J-5.019(4)(c) 3.]~~

Policy 3.5: The City will continue to support traffic calming and landscaping to improve the appearance of the historic downtown commercial area. ~~[9J-5.019(4)(c) 7.]~~

OBJECTIVE 4: **FACILITIES AND STRATEGIES TO IMPROVE MOBILITY** ~~**AND REDUCE GREENHOUSE GAS EMISSIONS**~~

TO ENCOURAGE ENERGY EFFICIENCY AND SAVINGS~~**, AND REDUCE EMISSION OF**~~

~~GREENHOUSE GASES,~~ **ALTERNATIVE MODES OF TRANSPORTATION AND MOBILITY SHALL BE ACCOMMODATED TO CREATE A COMMUNITY THAT IS NOT SOLELY RELIANT ON THE AUTOMOBILE FOR ALL TRANSPORTATION TRIPS.**

Measurable Targets: Add sidewalks and bikeways within the City limits; pave sidewalks in vicinity of future transit stops; link future trails.

Comment: Greenhouse gas policy requirements have been removed from Florida Statutes. References to such have been removed from policies in the Comprehensive Plan.

Policy 4.1: The City will analyze the existing sidewalk network annually and identify key gaps in pedestrian routes, including near schools, parks, and trails; and in the future, transit stops. ~~[9J-5.019(4)(c) 5.]~~

Policy 4.2: Funding priorities for correcting existing deficiencies and for future sidewalk improvements shall first be directed to locations where a critical public safety concern or an emergency exists; and second, serve pedestrian needs within ¼ mile of all schools, parks, and trails; and in the future, transit stops, aviation and rail facilities. ~~[9J-5.019(4)(c) 6, 8, 14.]~~

Policy 4.3: The City will incorporate consideration of sidewalks and bikeways in all roadway improvements and new construction. Sidewalks and bikeways will be constructed where practical in the existing rights-of-way throughout the City. ~~[9J-5.019(4)(c) 5, 6.]~~

Policy 4.4: Sidewalks and bikeways shall be combined where practical and feasible to keep the cost of improvements and maintenance to a minimum. The City will incorporate sidewalk and bikeway features into intersection projects and resurfacing projects to keep the cost of such projects to a minimum.

Policy 4.5: Expand the coverage of the City's bikeway facility network by including bikeways as part of local or regional greenway trail development.

Policy 4.6: Improve the bikeway network such that all significant commercial, employment, and recreational centers are accessible via a bikeway route along a collector or arterial route serving the center; or via a greenway where available.

Policy 4.7: Support the acquisition of right-of-way or easement for a bike path/walkway along the Peace River connecting Wauchula's Peace

River Park with Paynes Creek Park to the north in Bowling Green and Pioneer Park to the south in Zolfo Springs.

Policy 4.8: The City will work with the FDOT, the Heartland Regional Transportation Planning Organization (HRTPO), and Hardee County in the identification of locations for sidewalks and bikeway on State and County highways.

Policy 4.9: Design standards will be addressed as part of all development review in order to best accommodate pedestrians, bicycles, alternative vehicles (e.g. electric carts and scooters, etc.), and transit as it becomes available

OBJECTIVE 5: **INTERGOVERNMENTAL COORDINATION**
THE CITY OF WAUCHULA WILL COORDINATE ACTIVITY BETWEEN THE FDOT, HEARTLAND REGIONAL TRANSPORTATION PLANNING ORGANIZATION (HRTPO), HARDEE COUNTY, AND THE CITY PUBLIC WORKS DEPARTMENT TO PROMOTE IMPLEMENTATION OF PLANNED ROAD IMPROVEMENTS, INCLUDING RIGHT-OF-WAY PROTECTION.

Measurable Targets: Regular meetings with the County and the FDOT; listing of other agency projects in the City's annual update of the 5-Year CIP.

Policy 5.1: The City shall coordinate with the FDOT and Hardee County on traffic signage, signalization, and striping to determine areas in need of improvement. ~~[9J-5.019(3)(c)3]~~

Policy 5.2: The City shall continue to coordinate with the FDOT and Hardee County to increase safety and reduce the number of accidents. ~~[9J-5.019(3)(c)3]~~

Policy 5.3: The City shall coordinate with Hardee County and the FDOT to implement a roadway improvement program that minimizes truck and other traffic related noise and pollution. ~~[9J-5.019(3)(c)3]~~

Policy 5.4: The City of Wauchula shall annually review the ~~Traffic Circulation~~ Transportation Element, the HRTPO Long Range Transportation Plan, and FDOT's Five-Year Work Schedule to ensure consistency. The City of Wauchula shall notify the FDOT of any apparent inconsistencies~~,~~ and shall work with the FDOT to resolve any discrepancies. ~~[9J-5.019(3)(c)1]~~

Comment: Names updated.

Policy 5.5: The City shall coordinate with the FDOT and Hardee County to maximize access management on the Florida Intrastate Highway System (FIHS)/Strategic Intermodal System (SIS) (US 17), and the Hardee County road system.

Policy 5.6: The City shall continue to coordinate with representatives of the FDOT and the County to identify the applicable State, regional and City transportation corridor rights-of-way needed for future improvements. ~~[9J-5.019(4)(c) 4.]~~

OBJECTIVE 6: **PRESERVATION OF RIGHTS-OF-WAY**

THE CITY SHALL PROTECT EXISTING AND FUTURE RIGHTS-OF-WAY FROM BUILDING ENCROACHMENT AND OTHER FORMS OF DEVELOPMENT THAT WOULD HINDER ROADWAY IMPROVEMENTS WHEN NEEDED, FOR EXISTING AND FUTURE TRAFFIC CIRCULATION, AVIATION, AND MASS TRANSIT RIGHTS-OF-WAY. ~~**[9J-5.019(4)(B)5.]**~~

Measurable Targets: Review development plans for setbacks from ROW for all new development in accordance with the land development regulations.

Policy 6.1: The City shall utilize street setbacks as determined in the City's land development regulations on all principal arterials, County urban collectors and City urban collectors.

Policy 6.2: The City will protect airports and other transportation facilities and routes connecting or linking facilities from encroachment of incompatible land uses through implementation of the Future Land Use and Conservation Elements of the Comprehensive Plan. ~~[9J-5.019(4)(c) 8.]~~

OBJECTIVE 7: **TRAFFIC FLOW SAFETY & ACCESS MANAGEMENT**

THE CITY SHALL PROVIDE A SAFE TRANSPORTATION NETWORK BY CONTROLLING ACCESS AND MANAGING TRAFFIC FLOW ALONG ITS ROADWAYS.

Measurable Targets: Number of new driveway cuts permitted; maintenance and enforcement of speed limits; effective land development regulations.

Policy 7.1: Driveway access permits for land developments shall be controlled

through land development regulations, and coordinated with FDOT and Hardee County as applicable. ~~[9J-5 .019(4)(c)2.]~~

Policy 7.2: The City will evaluate timing sequences on all major arterials and work with the FDOT to implement optimum phasing of all signals on these arterials. ~~[9J-5.019(4)(c)7.]~~

Policy 7.3: The City will continue to apply access management standards applicable to all new developments or redeveloped parcels in order to maintain operating speed on arterials and collectors by minimizing driveway and median cuts

Policy 7.4: Roadway projects needed to address existing deficiencies will have priority, particularly where high accident frequency is evident.

Policy 7.5: The City shall continue to survey high accident areas and assess the factors involved in the causes of the accidents.

Policy 7.6: The City shall enforce local land development regulations to provide for the safe and efficient location and design of curb cuts and driveways. The land development regulations shall require that prior to issuing a development permit for a use with access to a road under the jurisdiction of the FDOT, the City of Wauchula shall require the applicant to demonstrate compliance with FDOT Access Management Standards. ~~[9J-5.019(3)(c)2]~~

Policy 7.7: The City of Wauchula shall continue to enforce local land development regulations to ensure that no development permit is issued which contravenes the provisions of the FDOT Rights-of-Way Protection Standards for the State Highway System. The land development regulations shall require structure setbacks, and provide for right-of-way reservation or purchase consistent with corridor designations for city, county and state roads. ~~[9J-5.019(3)(c)4]~~

Policy 7.8: Land development regulations shall establish standards for on-site traffic flow and parking needs for motorized and non-motorized traffic. ~~[9J-5.019(3)(c)3]~~

OBJECTIVE 8: **AIRWAY SYSTEMS**

THE CITY SHALL ENFORCE REGULATIONS TO PROTECT THE AIRWAYS APPROACH TO AIRPORTS IN A MANNER CONSISTENT WITH DOT AND FAA REQUIREMENTS, SO THAT COMMUNICATION TOWERS, ANTENNAS, WATER TOWERS, INDUSTRIAL USES, MULTI-STORY RESIDENTIAL USES, AND CHURCH

STEEPLES ARE NOT ERECTED IN THE FLIGHT PATH OF THE WAUCHULA AIRPORT. ~~[9J-5.019(4)(B) 2.]~~

Measurable Targets: Maintain attendance on airport board; protect approach to airport zone by enforcing land development regulations.

Policy 8.1: The City shall enforce its development regulations in compliance with the FDOT model navigable airspace system~~,~~ and revise as necessary.

Policy 8.2: The City shall maintain representation on the airport board ~~in order~~ to coordinate multi-model transportation systems throughout the City and county. ~~[9J-5.019(4)(c) 11, 14.]~~

OBJECTIVE 9: The City of Wauchula shall seek to reduce the number of crashes on the highway system through education, enforcement, and infrastructure improvement.

Policy 9.1: Recognize and support FDOT's Target Zero initiative to reduce the number of transportation-related serious injuries and fatalities.

Policy 9.2 Support the Heartland TPO's safety initiatives, including the development of a regional and county focused Safety Action Plan.

Policy 9.3 Support road safety campaigns targeting drivers, pedestrians, cyclists, and passengers.

Policy 9.4 Support law enforcement efforts to ensure compliance with speed limits and other traffic rules.

Policy 9.5 Roadways in high crash areas will be analyzed to determine necessary improvements in signage, signalization, or design features.

Policy 9.6 Transportation projects to increase safety in the City will include consideration of bicycle and pedestrian facilities as additions to roadway expansion projects or new roadway construction.

Comment: Objective and policies related to safety expanded and separated.

OBJECTIVE 10: The City of Wauchula will promote public awareness and accessibility of public transit.

Policy 10.1: While there are no currently regular public transit routes in the City, the City recognizes Heartland Rides as a portal that seeks to provide

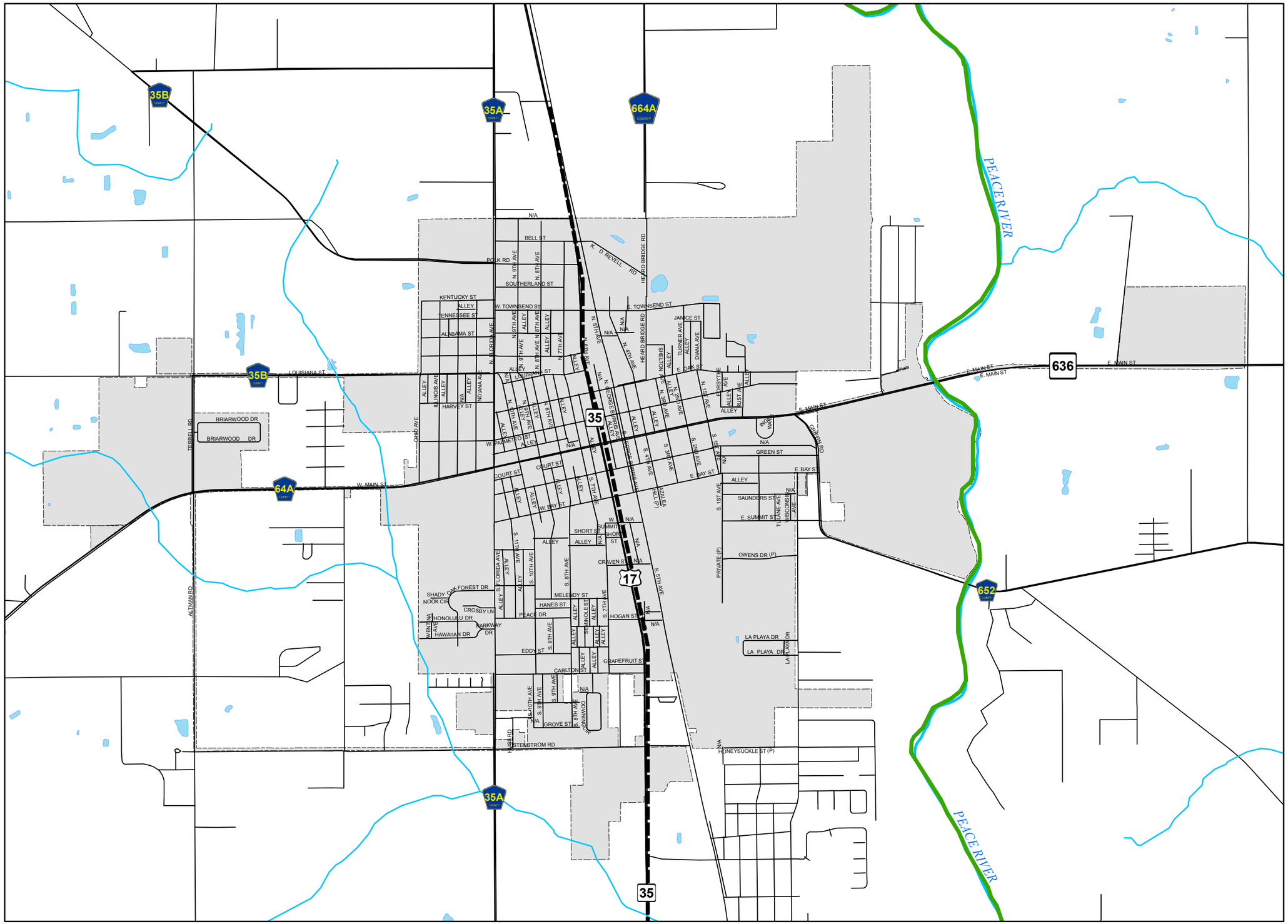
options for those who are transportation disadvantaged.

Policy 10.2: The City shall promote infrastructure, including bus shelters, transit hubs, and multimodal connections when transit service becomes a viable option.

Policy 10.3: Involve businesses and advocacy groups in transit planning and development

Comment: Objective and policies added to reflect transit initiatives.

CITY OF WAUCHULA - 2050 FUTURE TRAFFIC CIRCULATION MAP



Legend

- EXISTING TRAILS
- PROPOSED ROAD IMPROVEMENTS
- COUNTY ROAD SYMBOL
- STATE ROAD SYMBOL
- U.S. HWY ROAD SYMBOL
- LOCAL ROADS
- WAUCHULA CITY BOUNDARIES
- WATER BODIES

N
W E
S

1:20,000
1 inch = 1,667 feet

0 0.25 0.5
Miles

CITY OF WAUCHULA
126 South 7th Ave
Wauchula, Florida 33873
Phone: (863) 773-3131
www.cityofwauchula.com

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 East Church Street, Bartow, FL 33830-3931
P.O. Box 2089, Bartow, FL 33831-2089
(863) 534-7130 - SUNCOM 515-2025
Fax (863) 534-7138 - Toll Free (800) 297-8041
www.cfrpc.org

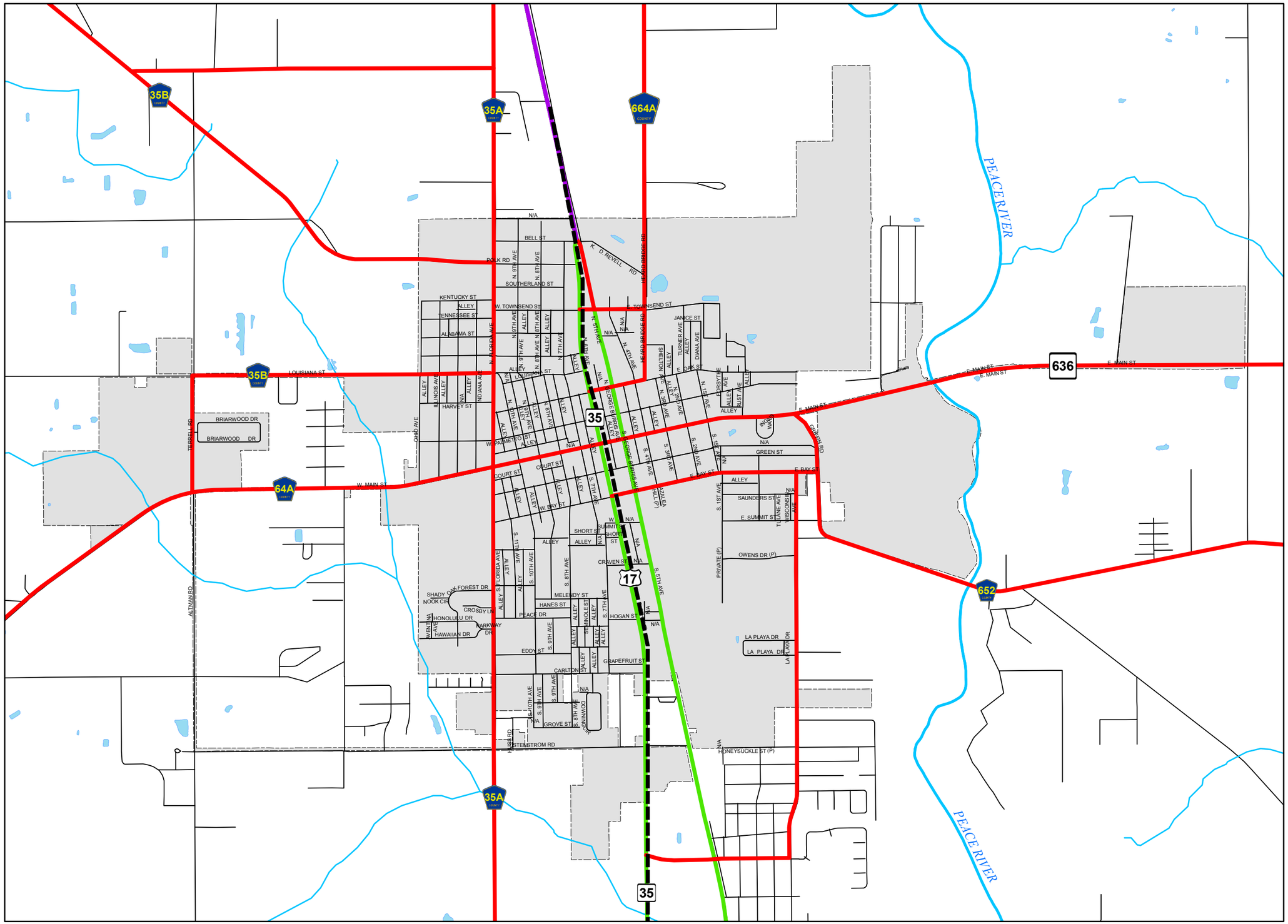
Adoption Date:
June 13, 2011

DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
Hardee County Property Appraiser
City of Wauchula
Florida Department of Transportation
Central Florida Regional Planning Counci

The date / time is : 9/17/2010 3:39:42 PM. The document name is : Wauchula_Future_Traffic_Circulation

CITY OF WAUCHULA - 2050 FUTURE NUMBER OF LANES MAP



Legend

NUMBER OF LANES (each way)

- 2
- 3
- 4
- PROPOSED ROAD IMPROVEMENTS
- COUNTY ROAD SYMBOL
- STATE ROAD SYMBOL
- U.S. HWY ROAD SYMBOL
- LOCAL ROADS
- WAUCHULA CITY BOUNDARIES
- WATER BODIES

N
W E
S

1:20,000
1 inch = 1,667 feet

0 0.25 0.5
Miles

CITY OF WAUCHULA
126 South 7th Ave
Wauchula, Florida 33873
Phone: (863) 773-3131
www.cityofwauchula.com

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 East Church Street, Bartow, FL 33830-3931
P.O. Box 2089, Bartow, FL 33831-2089
(863) 534-7130 - SUNCOM 515-2025
Fax (863) 534-7138 - Toll Free (800) 297-8041
www.cfrpc.org

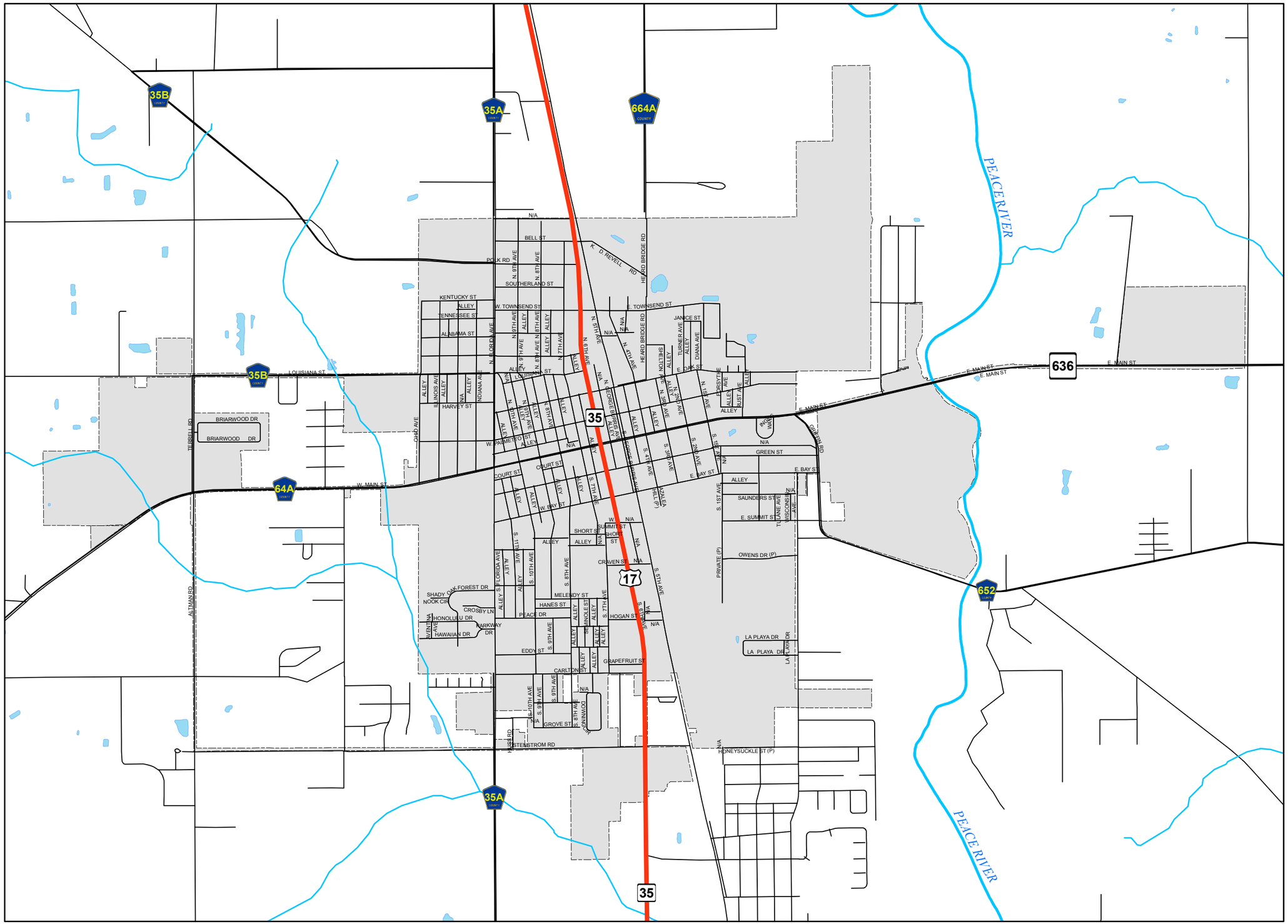
Adoption Date:
June 13, 2011

DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
Hardee County Property Appraiser
City of Wauchula
Florida Department of Transportation
Central Florida Regional Planning Council

The date / time is : 9/17/2010 4:14:03 PM The document name is : Wauchula_FUTURE_NUM_OF_LANES

CITY OF WAUCHULA - EVACUATION ROUTES MAP



Legend

- EVACUATION ROUTES
- 667 COUNTY ROAD SYMBOL
- 64 STATE ROAD SYMBOL
- 17 U.S. HWY ROAD SYMBOL
- LOCAL ROADS
- WAUCHULA CITY BOUNDARIES
- WATER BODIES

N W E S

1:20,000
1 inch = 1,667 feet

0 0.25 0.5
Miles

CITY OF WAUCHULA
126 South 7th Ave
Wauchula, Florida 33873
Phone: (863) 773-3131
www.cityofwauchula.com

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 East Church Street, Bartow, FL 33830-3931
P.O. Box 2089, Bartow, FL 33831-2089
(863) 534-7130 - SUNCOM 515-2025
Fax (863) 534-7138 - Toll Free (800) 297-8041
www.cfrpc.org

Adoption Date:
June 13, 2011

DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
Hardee County Property Appraiser
City of Wauchula
Florida Department of Transportation
Central Florida Regional Planning Counci

The date / time is : 9/17/2010 4:18:13 PM The document name is : Wauchula_EVAC_ROUTES

City of Wauchula

Hardee County, Florida

Comprehensive Plan Update

2026 EAR-Based Amendments

Infrastructure Element

INFRASTRUCTURE ELEMENT~~:~~
~~SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE~~

~~City of Wauchula 2030 Comprehensive Plan~~

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended and are not adopted as part of the Element.

INTRODUCTION

Pursuant to Section 163.3177(6)(c), F.S., the following represents the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Goals, Objectives and Policies of the City of Wauchula, Florida. This Element addresses the 10-year short term planning horizon (2037) and the 20-year long term planning horizon (2050) as required by Florida Statutes.

Comment: New section added to cite the Infrastructure Element Requirements. Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

GOAL, OBJECTIVES, AND POLICIES

GOAL 1: **IT SHALL BE A GOAL OF THE CITY OF WAUCHULA TO PROVIDE ITS CITIZENS PUBLIC SERVICES IN SUCH A MANNER THAT THE DELIVERY OF THESE SERVICES PROTECTS INVESTMENTS THROUGH FISCAL RESPONSIBILITY, PROMOTES ORDERLY GROWTH AND REDEVELOPMENT OF THE CITY, AND ENSURES THE PROTECTION AND PRESERVATION OF THE ENVIRONMENT.**

OBJECTIVE 1.1: **CORRECTING EXISTING FACILITY DEFICIENCIES AND MAXIMIZING CURRENT FACILITIES**

THE CITY OF WAUCHULA SHALL CORRECT ANY EXISTING DEFICIENCIES IN THE MUNICIPAL WATER AND WASTEWATER SYSTEMS, THROUGH A CONTINUED PROGRAM OF REGULAR INSPECTION, MAINTENANCE, RENOVATION, AND REPLACEMENT.

Measurable Targets: Number of inspections of wastewater and potable water facilities; number of deficiencies identified; number of deficiencies corrected.

Policy 1.1.1: The City shall continue a program to replace or repair segments of the water and wastewater systems as necessary to maintain the level of service standards established in this plan.

Policy 1.1.2: The City shall continue its current program to prioritize necessary replacement, correct any deficiencies, and provide for future needs of the City for all municipal services.

OBJECTIVE 1.2: EXPANSION OF CURRENT FACILITIES TO MEET FUTURE NEEDS

THE CITY OF WAUCHULA WILL INCREASE FACILITY CAPACITY OR SERVICE AREA AS NECESSARY TO ENSURE THE PROVISION OF SERVICES AT OR ABOVE THE ESTABLISHED LEVEL OF SERVICE FOR ALL MUNICIPAL SERVICES AND FACILITIES AVAILABLE TO ACCOMMODATE FUTURE DEMANDS.

Measurable Targets: Meet or exceed the adopted level of service standards of all municipal services and facilities (measured by the CMS) to accommodate future growth.

Policy 1.2.1: The City will extend municipal sanitary sewer or potable water facilities only if such expansion will not adversely impact the ability of the City to provide adequate service to the existing service area.

Policy 1.2.2: The City shall approve extension of the geographical area of service for municipal sanitary sewer and potable water facilities into new developments only at the expense of the developer.

Policy 1.2.3: The City will continue to ensure, through land development regulations and the City's concurrency management system, that no development order will be issued that would result in a level of service deficiency.

Policy 1.2.4: The extension of municipal sanitary sewer and potable water facilities beyond the City limits of Wauchula shall be extended to those areas suitable for higher densities and intensities of use, and to discourage urban sprawl.

Policy 1.2.5: All improvements, including repair, maintenance and expansion of municipal sanitary wastewater and potable water facilities shall be included in the 5-Year Schedule of Capital Improvements.

OBJECTIVE 1.3: DESIGN/OPERATIONAL CRITERIA AND LEVEL OF SERVICE STANDARDS

THE CITY SHALL DESIGN/OPERATE AND MAINTAIN LEVEL OF SERVICE STANDARDS FOR ALL MUNICIPAL SERVICES, AS ESTABLISHED BY THIS COMPREHENSIVE PLAN.

Measurable Targets: Meet or exceed adopted Level of Service standards during the planning period; number of deficiencies corrected to meet or exceed the water quality standards adopted by reference in Chapter 62-25, F.A.C., for all stormwater management facilities; number of times the system dropped below the operational minimums; number of variances approved to the stormwater management criteria.

Policy 1.3.1: The City establishes the following Levels of Service:

Sanitary Sewer	170 gallons of treatment per person per day
Potable Water	Residential: 138 gallons per person per day.
Solid Waste	Disposal of 4.28 pounds per person per day
Stormwater Management Facilities for *existing* development	Designed for a 3-year, 24-hour storm event
Stormwater Management Facilities for *new* development	Designed for a 25-year, 24-hour storm event

Policy 1.3.2: The City establishes minimum design and operational criteria for public supply potable water facilities of:

Pumping Capacity	2.160 million gallons
Storage Capacity	550,000 gallons
Pressure	50 pounds per square inch

Policy 1.3.3: Stormwater management facilities shall be designed to accommodate the 25-year, 24-hour design storm to meet the water quality and quantity standards that follow:

a: Water Quantity: Peak post-development runoff shall not exceed peak pre-development runoff rates.

b: Water Quality: Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. The stormwater treatment system or systems can be project specific, serve sub-areas within the City or be a system to serve the entire City. Regardless of the area served and in accordance with Chapter 62-25, F.A.C., the stormwater treatment systems must provide a level of treatment for the runoff from the first one (1) inch of rainfall for projects in natural drainage basins of 100 acres or more, or as an option, for projects or project subunits in natural drainage basins of less than 100 acres, the first one-half (1/2) inch of runoff, from the design storm in accordance with Rule 62-25, F.A.C. in order to meet the receiving water quality standards of Rule 62-302, section 62-302.500, F.A.C. Stormwater discharge facilities shall be designed ~~so as~~ to not lower the receiving water quality or degrade the receiving water body below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, F.A.C. It is intended that all standards in these citations are to apply to all development and redevelopment and that any exemptions or exceptions in these citations, including project size thresholds, do not apply for concurrency determinations.

Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the run-off from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Policy 1.3.4: No development permit will be issued if it will result in the inability of the City to maintain the Levels of Service at or above the levels established in this plan.

OBJECTIVE 1.4: **CONSERVATION OF POTABLE WATER RESOURCES**

THE CITY OF WAUCHULA SHALL CONSERVE WATER RESOURCES.

Policy 1.4.1: The City shall continue to implement the following water conservation measures and practices to maximize conservation of potable water

resources.

a. The City shall require the installation of low volume plumbing fixtures for all new construction, to be enforced by the City through building and other appropriate permitting procedures.

b. The City shall encourage participation in the Florida Water Star^{SM} certification program as new development and redevelopment activities occur.

c. The City shall encourage the use of water efficient irrigation and Florida Friendly landscaping techniques for all new development.

d. The City shall improve the efficiency of operational methods to enhance water conservation, such as pressure balancing, wastewater reuse, storm water retention for irrigation, and coordination of inter-system connection through interlocal agreements.

e. The City shall continue to conduct an audit of the municipal water system to determine areas that may be in need of repair and may be contributing to increased water consumption through leaking pipes~~,~~ and prioritize accordingly.

Policy 1.4.2: The City will cooperate with the Southwest Florida Water Management District in regard to any future water shortage conservation plans or strategies.

Policy 1.4.3: The City shall encourage conservation of water sources by the enforcement of water restrictions of customers, monitoring of excessive water uses and other active measures to ensure that water is conserved and non-compliance is corrected, maintaining and implementing a water-conservation educational program, adoption of watering restrictions and requirement that reclaimed (non-potable) water be used by all customers when made available by the water utility provider.

OBJECTIVE 1.5: AQUIFER PROTECTION

PROTECT GROUNDWATER RECHARGE AREAS WITHIN THE CITY'S JURISDICTION FROM ANY AVOIDABLE CONTAMINATION OR DAMAGE.

Measurable Targets: Completion of survey of all hazardous uses and uses that produce hazardous wastes within 400 feet of all wellheads; degree of elimination of any hazardous wastes within 200 feet of wellheads; number of hazardous uses or sources of contamination eliminated near wells.

Policy 1.5.1: The City will protect areas of "prime recharge" to the Floridan aquifer and delineate said areas in the Comprehensive Plan Infrastructure Map Series where such areas are designated by the Southwest Florida Water Management District.

Policy 1.5.2: The City shall continue to enforce its land development regulations that include restrictions on land use activities known to adversely affect groundwater, particularly in areas of known high aquifer recharge. These regulations further establish criteria regarding the location and extent of impervious surfaces, based on pollution potential to surface and ground waters.

Policy 1.5.3: The City will keep an updated list of all hazardous wastes and uses within 400 feet of every wellhead.

Policy 1.5.4: Continue to enforce the City's Land Development Regulations related to minimum development standards for retention and detention areas and for the amount of impervious surface material permitted in developments. The City shall encourage the use of porous pavement and modular pavement for new development located in identified high aquifer recharge areas.

OBJECTIVE 1.6: PROTECTION OF NATURAL DRAINAGE FEATURES AND MAN-MADE DRAINAGE STRUCTURES

PROTECT NATURAL DRAINAGE FEATURES, MAN-MADE DRAINAGE STRUCTURES AND THE PEACE RIVER FROM RECEIVING STORMWATER RUNOFF THAT COULD DEGRADE WATER QUALITY IN THE CITY OR DOWNSTREAM FROM THE CITY.

Measurable Targets: Monitor the City's stormwater discharge to assess compliance with standards of the Florida Department of Environmental Protection; number of site plans modified or rejected due to impacts on drainage features or structures~~,~~ or impacts to the Peace River; number of inspections of retention facilities and amount of clean-up done.

Policy 1.6.1: The City shall institute a monitoring program to eliminate point and non-point sources of pollution to the Peace River.

Policy 1.6.2: The City shall continue its participation with the Charlotte Harbor National Estuary Program to ultimately protect the Peace River from point and non-point sources of pollution ~~so as~~ to protect the water quality and potable water supply of persons downstream from the City.

Policy 1.6.3: The City will enforce land development regulations to restrict land use activities which may adversely affect natural drainage features and man-made drainage structures. Submitted site plans shall include an identification and analysis of natural drainage features and man-made drainage structures, and the impacts of proposed development on drainage and topographic features.

Policy 1.6.4: The City shall regulate stormwater run-off for new development through the enforcement of performance standards for design and treatment of stormwater facilities at least as stringent as those specified in Section 62-25, F.A.C.

Policy 1.6.5: The City shall continue to participate in the Federal Flood Insurance Program.

Policy 1.6.6: The City shall institute a program to remove sediments from retention/detention ponds as well as silt and vegetation from ditches and storm sewers to ensure the design capacity of these facilities is maintained. This Policy shall only be applicable to facilities owned or maintained by the City of Wauchula.

Policy 1.6.7: The City shall ensure that stormwater management facility improvements requiring correction shall be included in the 5-Year Schedule of Capital Improvements (CIP).

Policy 1.6.8: The City shall only extend stormwater management facilities to new areas if such an extension will not exceed the present ability of the City to provide protection from flooding to presently served areas, consistent with the established level of service standard for new stormwater management facilities.

OBJECTIVE 1.7: PROVISION FOR COLLECTION OF SOLID WASTE

THE CITY OF WAUCHULA WILL PROVIDE FOR THE ENVIRONMENTALLY SOUND COLLECTION AND DISPOSAL OF SOLID WASTE TO MEET THE NEEDS OF THE RESIDENTS OF THE CITY.

Measurable Targets: All residents of the City receive service.

Policy 1.7.1: The City of Wauchula shall ensure that all solid waste within the City limits is collected.

Policy 1.7.2: The City will ensure that the necessary solid waste facilities to support development are in place concurrent with the impacts of development.

OBJECTIVE 1.8: REDUCING THE VOLUME OF THE MUNICIPAL SOLID WASTE STREAM

THE CITY OF WAUCHULA, IN COOPERATION WITH HARDEE COUNTY, SHALL CONTINUE TO RECYCLE AT LEAST THIRTY PERCENT OF THE TOTAL VOLUME OF SOLID WASTE GENERATED WITHIN THE CITY. THIS PROGRAM WILL INCLUDE THE SEPARATION OF ALUMINUM, PAPER, GLASS, AND OTHER MATERIALS TO COMPLY WITH THE STATE MANDATED REQUIREMENTS.

Measurable Targets: Continued recycling and recycling education to keep the solid waste stream below that which was required by the State by 1994.

Policy 1.8.1: The City will maintain its current Level of Service of 4.28 pounds per person per day for solid waste by promoting and educating its citizens about recycling.

GOAL 2: ENSURE THE PROVISION OF ADEQUATE WATER RESOURCES TO MEET THE NEEDS OF ALL RESIDENTS, BUSINESSES, AND VISITORS IN WAUCHULA.

OBJECTIVE 2.1: THE CITY OF WAUCHULA SHALL PROVIDE SUFFICIENT AMOUNTS OF SAFE, HIGH QUALITY WATER TO MEET THE NEEDS OF CURRENT AND FUTURE USERS.

Policy 2.1.1: The City hereby acknowledges its Ten-Year Water Supply Facilities Work Plan as a technical support document to this Element, as

required following adoption of the SWFWMD Regional Water Supply Plan, adopted November 2020. As such, the City shall annually assess the performance and effectiveness of its Ten-Year Water Supply Plan and update the status of project development and potential funding sources, consistent with the corresponding SWFWMD Regional Water Supply Plans and the policies of this Comprehensive Plan in order to maximize the use of existing facilities and provide for future needs.

Policy 2.1.2: The City of Wauchula shall ensure that within 18 months after the board of the Southwest Florida Water Management District (SWFWMD) has approved an updated regional water supply plan, the City's Water Supply Plan and Comprehensive Plan shall be updated and shall incorporate any alternative water supply project(s) selected by the local government from those identified in the regional water supply plan, pursuant to Section 163.3177(6)(c)3, F.S.

Policy 2.1.3: The City shall continue to strive with all means available to comply with the conservation standards established by SWFWMD for its Southern Water Use Caution Area (SWUCA) for per day per capita consumption and not exceed the City's adopted Level of Service standard of 138 gallons per day per capita. [40D-2, F.A.C.]

Policy 2.1.4: Through its concurrency review process, sufficient sources of water shall be in place, or scheduled to be in place to serve new development. Prior to issuance of a building permit, the City shall verify concurrence that its water system can provide an adequate supply of potable water to serve a new development or construction by the anticipated date of issuance of a certificate of occupancy or its functional equivalent signifying that the impact of the development may occur.

Policy 2.1.5: Upon agreement with the SWFWMD, allow transfers of consumptive use permits to the City where existing agricultural wells are abandoned and plugged upon conversion to urban development.

OBJECTIVE 2.2: **THE CITY OF WAUCHULA SHALL IDENTIFY AND DEVELOP ALTERNATIVES TO TRADITIONAL GROUNDWATER SOURCES FOR MEETING FUTURE WATER NEEDS.**

Policy 2.2.1: The City of Wauchula shall continue to maintain and update a Water Supply Facilities Work Plan covering at least a ten (10) year

planning period. The plan shall address opportunities for construction of public, private, and regional water supply facilities, including development of alternative water supplies, which are identified as being necessary to serve existing and new development.

Policy 2.2.2: The City shall consider expanding or reallocating its water reuse capabilities for urban and public irrigation, with the target of reducing the proportion of potable water used for irrigation citywide.

CITY OF WAUCHULA
INF MAP 1 - GENERALIZED TOPOGRAPHY MAP

Legend

Wauchula City Limits

Parcels

ELEVATION (FEET)

- 50
- 55
- 60
- 65
- 70
- 80
- 85
- 90
- 95
- 100
- 105
- 110
- 115
- 120
- 125
- 130

City of Wauchula
126 South 7th Avenue, Wauchula, FL
(863) 773-3131
www.cityofwauchula.gov

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 East Church Street, Bartow, FL
(863) 534-7130
www.cfrpc.org

N

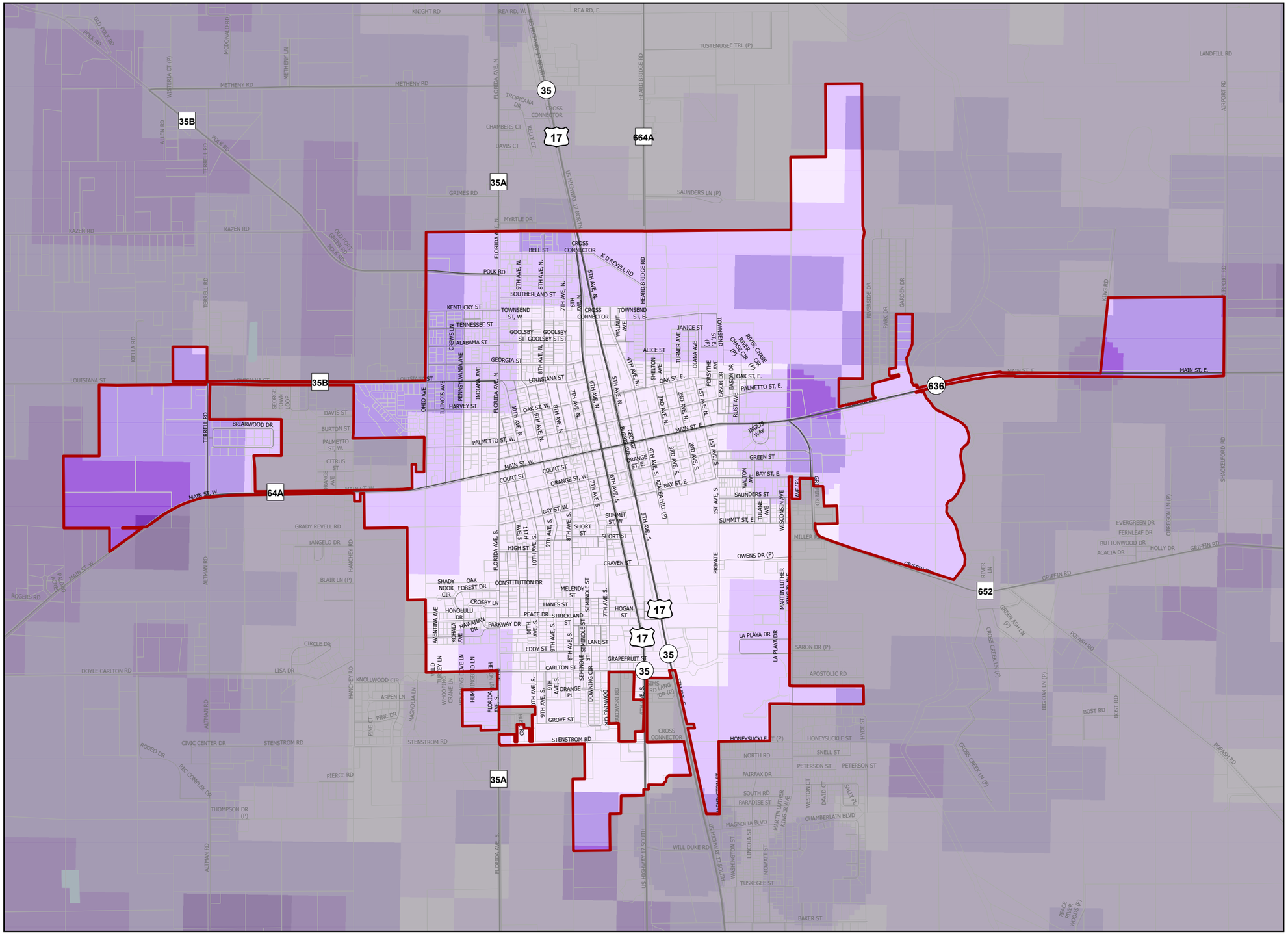
DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.
Data Sources:
Central Florida Regional Planning Council
USGS
City of Wauchula
Hardee County Property Appraiser

Miles
0 ¼ ½

Date: 1/15/2026 Created by: Matt Bushey | Document Path: D:\Projects\EARS2025\Wauchula\Wauchula EAR 2026\Wauchula EAR 2026.aprx

CITY OF WAUCHULA
INF MAP 2 - AQUIFER RECHARGE AREAS

Item # 3.



Legend

- Wauchula City Limits
- Parcels
- Lakes

Aquifer Recharge Areas

- Priority 2
- Priority 3
- Priority 4
- Priority 5 (Lowest)
- Priority 6

City of Wauchula
126 South 7th Avenue, Wauchula, FL
(863) 773-3131
www.cityofwauchula.gov

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 East Church Street, Bartow, FL
(863) 534-7130
www.cfrpc.org

N

DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
Central Florida Regional Planning Council
FDEP Geospatial Open Data (NCH Resources)
City of Wauchula
Hardee County Property Appraiser

Miles

0 ¼ ½

Date: 1/15/2026 Created by: Matt Bushey | Document Path: D:\Projects\EARS2025\Wauchula\Wauchula EAR 2026\Wauchula EAR 2026.aprx

City of Wauchula

Hardee County, Florida

Comprehensive Plan Update

2026 EAR-Based Amendments

Conservation Element

CONSERVATION ELEMENT

~~City of Wauchula 2030 Comprehensive Plan~~

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended and are not adopted as part of the Element.

INTRODUCTION

The purpose of the Conservation Element is to provide a guide for the conservation, use, and protection of natural resources in and around the City. Pursuant to Section 163.3177(9) and (10) (6)(d) F.S., the following represents the conservation goals, objectives, and policies of the City. These goals, objectives, and policies are intended to address the establishment of a long-term directive for protecting and enhancing the natural resources found in the community. This Element addresses the 10-year short term planning horizon (2037) and the 20-year long term planning horizon (2050) as required by Florida Statutes.

Comment: New section added to cite the Conservation Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

GOAL, OBJECTIVES, AND POLICIES

GOAL: **TO PROVIDE A QUALITY ENVIRONMENT WHICH IS COMPATIBLE WITH THE DEVELOPMENT OF WAUCHULA AND TO ENHANCE, CONSERVE, AND APPROPRIATELY MANAGE THE NATURAL RESOURCES FOR EXISTING AND FUTURE RESIDENTS.**

OBJECTIVE 1: **CONSERVATION AND PROTECTION OF WATER SOURCES**

THE CITY OF WAUCHULA WILL TAKE SPECIFIC STEPS TO PROTECT AND ENHANCE THE QUALITY AND QUANTITY OF SURFACE AND GROUNDWATER SOURCES WITHIN ITS JURISDICTION.

Policy 1.1: The City will continuously monitor the quality of groundwater at its potable water wells as a normal practice of treating and distributing the municipal water supply.

Policy 1.2: The City shall continue to strive with all means available to comply with the conservation standards established by SWFWMD for its Southern Water Use Caution Area (SWUCA) for per day per capita consumption and not exceed the City's adopted Level of Service standard of 138

gallons per day per capita. [40D-2, F.A.C.]

Policy 1.3: The City will restrict uses in the wellhead protection zone. When funds become available through the Southwest Florida Water Management District or another agency with jurisdiction, the City will request funding assistance to identify cones of influence for all of its wellheads~~,~~ and extend protection measures to those areas.

Policy 1.4: The City shall establish the following water conservation measures and practices to achieve the conservation standards set forth in Policy 1.2 above:

a. The City shall require the installation of low volume plumbing fixtures for all new construction, to be enforced by the City through building and other appropriate permitting procedures

b. The City shall encourage the use of water efficient irrigation and Florida Friendly landscaping techniques for all new development.

c. The City shall encourage participation in the Florida Water Star^{SM} certification program as new development and redevelopment activities occur.

d. The City shall improve the efficiency of operational methods to enhance water conservation, such as, pressure balancing, waste water reuse, storm water retention for irrigation, and coordination of inter-system connections through interlocal agreements.

e. The City shall continue to conduct an audit of the municipal water system to determine areas that may be in need of repair and may be contributing to increased water consumption through leaking pipes~~,~~ and prioritize accordingly.

f. The City shall periodically evaluate the feasibility and effectiveness of using inverted water rates to increase consumer water conservation and achieve its overall water conservation goals.

Policy 1.5: The City will continue to require new development projects to provide stormwater treatment improvements as required by the FDEP, Chapter 62-25, F.A.C.

Policy 1.6: The City of Wauchula shall continue to maintain and update a Water

Supply Facilities Work Plan covering at least a ten (10) year planning period. The plan shall address opportunities for construction of public, private, and regional water supply facilities, including development of alternative water supplies, which are identified as being necessary to serve existing and new development.

Policy 1.7: The City hereby acknowledges its Ten-Year Water Supply Facilities Work Plan, as a technical support document to this Element, as required following adoption of the SWFWMD Regional Water Supply Plan, adopted November 2020. The City shall annually assess the performance and effectiveness of its Ten-Year Water Supply Plan and update the status of project development and potential funding sources, consistent with the corresponding SWFWMD Regional Water Supply Plans and the policies of this Comprehensive Plan in order to maximize the use of existing facilities and provide for future needs.

OBJECTIVE 2: **WETLANDS**

THE CITY OF WAUCHULA WILL PROTECT AND CONSERVE WETLANDS AND THE NATURAL FUNCTION OF WETLANDS, AND SHALL DIRECT INCOMPATIBLE USES AWAY FROM WETLANDS. ~~**[9J-5.-013(3)]**~~

Measurable Targets: Number of acres of land designated as wetlands and protected from development or development impacts during the planning period.

Policy 2.1: The City will ensure that new and proposed developments comply with all applicable wetland regulations of the FDEP and SWFWMD. Site review will not proceed until all applicable permits are obtained from either or both agencies.

Policy 2.2: The City will enforce its land development regulations to eliminate expansion of nonconforming uses and ultimately eliminate nonconforming uses that threaten wetlands and the function of wetlands.

Policy 2.3: The following activities or development types are permissible within wetlands areas unless the City determines in a specific case that a listed activity or development type would have a significant adverse impact on a wetland protection area. No other activities or development types are allowed:

a. Non-mechanical clearing of vegetation from an area of less than

10% of a parcel;

b. Minor maintenance or emergency repair to existing structures;
c. Cleared walking trails having no structural components;
d. Timber catwalks and docks six feet or less in width;
e. Utility crossings;
f. Maintenance of drainage systems, including routine dredge and fill activities in ditches, retention and detention areas, public road and other rights-of way;
g. Bona fide mosquito control activities;
h. Activities approved by a federal, state, or regional agency prior to adoption of this Comprehensive Plan.
i. Scenic, historic, wildlife or scientific preserves;
j. Minor maintenance or emergency repair to existing boat docks, walking trails, and timber catwalks;
k. Cultivating agricultural or horticultural products that occur naturally in the wetland;
l. Constructing fences where no fill activity is required and where navigational access will not be impaired by construction of a fence;
m. Developing a "Wetlands Storm Water Discharge Facility" in accordance with state permits received under Chapters 17-25, FAC.
n. Construction of footbridges and vehicular bridges as permitted by the State.

Policy 2.4: A wetland transitional zone is hereby created adjacent to each wetland protection area. The transitional zone is an area having direct ground or surface water influence and functions as a buffer between wetlands and development. The purpose of the transitional zone is to minimize the adverse effects of development upon the wetland itself. In no case shall a transitional zone of less than 30 feet be approved.

Policy 2.5: Adjacent to a wetland area is an upland zone. The following standards apply within upland zones:

a. Natural vegetative buffer areas shall be retained between all development and all wetlands where such buffer areas exits. The minimum width of the buffer shall be 20 feet. No structures shall be located in such areas. Impervious surfaces shall be limited to roads or walking trails providing access to a body of water. Where a natural buffer area does not exist, an equivalent buffer shall be created.

b. A developer shall completely restore any portion of a wetland

zone damaged as a result of construction activity in the upland zone.

c. The City may require other reasonable protective measures to be undertaken within the upland zone as necessary to prevent significant adverse effects on a wetland. Protective measures may include, but are not limited to maintaining natural drainage patterns; limiting the removal of vegetation; minimizing the amount of fill used in the development activity; and prohibiting or limiting the use of septic tanks.

OBJECTIVE 3: ENSURE PROTECTION OF THE PEACE RIVER

COOPERATE WITH AND ASSIST SWFWMD, FDEP, AND OTHER AGENCIES IN IMPLEMENTING THE RESOURCE PROTECTION PLANS OF THESE AGENCIES, INCLUDING BUT NOT LIMITED TO, SWFWMD SURFACE WATER IMPROVEMENT AND MANAGEMENT (SWIM) PROGRAM, DEP ECOSYSTEM MANAGEMENT PROGRAM, SWFWMD SAVE OUR RIVERS (SOR) UPPER PEACE RIVER CORRIDOR PROGRAM, NATIONAL ESTUARY PROGRAM (NEP) AND THE CHARLOTTE HARBOR ECOSYSTEM GREENWAY CORRIDOR, LAND WITHIN THE CITY LIMITS IN THE UPPER PEACE RIVER CORRIDOR SHALL BE DESIGNATED FOR CONSERVATION ON THE FUTURE LAND USE ELEMENT MAP AND MANAGED TO ENSURE THAT SURFACE WATER QUALITY AND QUANTITY ARE PROTECTED WITHIN THE PEACE RIVER CORRIDOR. IN ADDITION, ANY OTHER WETLANDS WITHIN THE CITY LIMITS SHALL ALSO BE DESIGNATED AS CONSERVATION AND SHALL BE PROTECTED IN THE SAME MANNER, AS LISTED BELOW.

Measurable Targets: All of the Peace River and its wetlands shall be mapped as Conservation on the Future Land Use Map; no degradation of surface water quality and quantity. All other wetlands shall be mapped as Conservation.

Policy 3.1: The Peace River and all wetlands associated with the river must be classified as "Conservation" on the Future Land Use Map and zoned "Conservation" on the Official Zoning Map of the City. All other wetlands currently within the City limits, or annexed into the City, shall be classified as Conservation on the maps of the City.

Policy 3.2: The City will utilize the technical expertise and assistance of the SWFWMD when reviewing new developments and redevelopment projects adjoining the wetlands of the Peace River or when reviewing development adjacent to any other identified wetland.

Policy 3.3: The wetlands of the Peace River are designated as "environmentally sensitive lands." These areas shall be designated “Conservation” on the Future Land Use Map. Their hydrologic functions and habitat characteristics shall be protected through the enforcement of land development regulations, including zoning, site plan review, buffer zones, minimum setback requirements, regulation and prohibition of certain uses, and stormwater treatment regulations. Development shall be restricted to access structures, such as boat ramps and boardwalks, only.

Policy 3.4: There shall be no development activities or types in a conservation district other than those listed in Objective 2, Policy 2.5 of this Conservation Element, except residential units for caretakers or park rangers.

Policy 3.5: The approximate range of Density/Intensity for the Conservation land use classification shall not exceed one residential unit per twenty acres. Single family residences allowed in this category shall be accessory and integral to the recreation use (e.g. caretaker or ranger residence).

Policy 3.6: Only six types of uses may be shown in the Table of Uses in the Unified Land Development Code of the City for the Conservation Zoning District:

- three types of single-family dwellings (standard construction, modular construction, or manufactured home), which may only be built for park rangers;
- parks;
- public indoor recreation, such as museums, information centers, exhibits or restrooms; and,
- nature-based public outdoor recreation.

Policy 3.7: Development standards listed in the land development regulations shall be:

a. Density restricted to 1 du/ 20 acres for dwellings for park rangers only;
b. setbacks of 50 feet on all sides;
c. only one-story buildings allowed; and,
d. maximum lot coverage may be no more than 1% of the total land area.

Policy 3.8: Conservation areas must match and be mapped on the Official Zoning Map identical to those on the Future Land Use Map Series.

OBJECTIVE 4: FLOODPLAINS

THE CITY OF WAUCHULA WILL PROTECT FLOODPLAINS AND THE NATURAL FUNCTION OF FLOODPLAINS, AND SHALL DIRECT INCOMPATIBLE USES AWAY FROM FLOODPLAINS.

Measurable Targets: Number of acres of land designated as floodplains; building regulations enforced for floodplains.

Policy 4.1: The City will ensure that new and proposed developments comply with all applicable floodplain regulations of the FDEP and SWFWMD. Site review will not proceed until all applicable permits are obtained from either or both agencies.

Policy 4.2: The City will utilize the technical expertise and assistance of the SWFWMD when reviewing new developments and redevelopment projects in or adjacent to floodplains.

Policy 4.3: Floodplain functions and habitat characteristics shall be protected through the enforcement of land development regulations, including zoning, site plan review, buffer zones, minimum setback requirements, regulation and prohibition of certain uses, and stormwater treatment regulations. Development shall be restricted so that all structures within a floodplain are a minimum of one foot above the 25-year, 24-hour flood level.

Policy 4.4: The City will enforce its land development regulations to eliminate expansion of nonconforming uses and ultimately eliminate nonconforming uses that threaten floodplains and the function of floodplains.

Policy 4.5: Areas of special flood hazard that have been or may be identified on a Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency (FEMA), and any revisions thereto, are adopted by reference and declared areas of special flood hazard for the City of Wauchula. In the absence of FIRMs and supporting data, areas of special flood hazard shall be identified by field analysis until such FIRMs are available.

Policy 4.6: In floodplains, encroachments, including fill, new construction, substantial improvements and other development, are prohibited unless a registered professional engineer certifies that compensatory storage will be provided in order to alleviate flood problems within the impacted area.

Policy 4.7: In floodplains, all new construction and substantial improvements of existing construction shall be anchored to prevent flotation, collapse or lateral movement of the structure during a base flood. Manufactured (mobile) homes shall be anchored, tied down and blocked in accordance with the standards of the Florida Administrative Code of the State.

Policy 4.8: In floodplains, all new construction and substantial improvements of existing construction shall be constructed with materials and utility equipment resistant to flood damage, and using methods and practices that will minimize flood damage and prevent the pollution of surface waters during a base flood.

Policy 4.9: In floodplains, electrical heating, ventilation, plumbing, air conditioning and other service facilities shall be designed or located to prevent water from entering or accumulating within the components during a base flood.

Policy 4.10: In floodplains, all new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate both infiltration of floodwaters into the systems and discharges from the systems into floodwaters.

Policy 4.11: In floodplains, on-site sanitary sewage systems shall be located and constructed to avoid impairment to them or contamination from them during flooding, and shall not be installed wholly or partially in a regulatory floodway.

Policy 4.12: In floodplains, new construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the flood protection elevation shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls. Designs for complying with this requirement must either be certified by a professional engineer or architect.

Policy 4.13: For residential structures in floodplains, all new construction and substantial improvements of existing construction of residential structures shall be constructed with the lowest floor elevated to or above the flood protection elevation. Designs for meeting this requirement must either be certified as meeting this requirement by a registered professional engineer or architect.

Policy 4.14: For residential structures in floodplains, for all new construction and substantial improvements of existing construction, enclosed areas below the lowest floor that are subject to flooding shall be designed to equalize hydrostatic flood forces on exterior walls by allowing for automatic entry and exit of floodwater. Designs for meeting this requirement must either be certified as meeting this requirement by a registered professional engineer or architect.

Policy 4.15: In floodplains, electrical, plumbing, and other utility connections shall not be placed below the flood protection elevation.

Policy 4.16: When developing a subdivision in a floodplain, the following shall apply:

a. All preliminary subdivision proposals shall identify the area of special flood hazard and the elevation of the base flood.

b. All final subdivision plans shall identify the elevation of proposed structures and pads. If the site is filled above the base flood, the final pad elevation shall be certified by a registered professional engineer or surveyor.

c. All public utilities and facilities in subdivisions shall be located and constructed to minimize flood damage, and shall be adequately drained to reduce exposure to flood hazards.

d. Each lot must include a site suitable for constructing a structure in conformity with the standards of these flood damage prevention regulations.

Policy 4.17: For construction in areas of shallow flooding, the following standards apply:

a. For residential structures, the lowest floor of all residential structures, including new construction and substantial improvements to existing structures, shall be elevated above the

highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least 2 feet if no depth number is specified).

b. For nonresidential structures, the lowest floor of all new construction of and substantial improvements to non-residential structures shall: be elevated as prescribed for residential structures; or be constructed, together with attendant utility and sanitary facilities, so that any walls below the flood level shall be substantially impermeable to the passage of water and any structural components below that level shall be capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

Policy 4.18: For construction in areas of small streams in the area of special flood hazard for which no base flood data have been provided, the following applies:

a. No encroachments, including fill material or structures, shall be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank, or 20 feet from the top of each bank, whichever is greater, unless a registered professional engineer demonstrates and certifies that the encroachments would not result in any increase in flood levels in a base flood.

b. New construction of or substantial improvements to structures shall be elevated or flood-proofed to minimize risks of flooding reasonably to be expected based on the best available data.

OBJECTIVE 5: **CONSERVATION AND APPROPRIATE USE OF MINERALS, SOILS, AND NATURAL VEGETATIVE COMMUNITIES.**

THE CITY OF WAUCHULA SHALL PROTECT, CONSERVE AND GUIDE THE APPROPRIATE USE OF NATIVE VEGETATIVE COMMUNITIES AND MINERAL AND SOIL RESOURCES WITHIN ITS JURISDICTION.

Measurable Targets: Acres of land with native vegetative communities annexed, identified and protected during the planning period.

Policy 5.1: The City shall designate on the Future Land Use Map as Conservation any environmentally significant native vegetative communities that are identified or annexed into the City limits; and shall classify them as "environmentally sensitive lands". Development shall be restricted and minimum setback criteria established and enforced.

Policy 5.2: When reviewing new development and redevelopment proposals, the City will refer to the guidelines of the Natural Resources Conservation Service of the U.S. Department of Agriculture, to determine soil capability, suitability, and limitations.

Policy 5.3: The City, in coordination with Hardee County, the Florida Department of Environmental Protection, and the Florida Fish and Wildlife Conservation Commission, will conserve, appropriately use and protect designated environmentally significant vegetative communities located jointly within the City and Hardee County.

Policy 5.4: Mining activities shall be prohibited within the City of Wauchula.

OBJECTIVE 6: CONSERVATION OF WILDLIFE HABITAT

THE CITY OF WAUCHULA WILL CONSERVE, APPROPRIATELY USE AND PROTECT WILDLIFE HABITAT WITHIN THE CITY LIMITS.

Measurable Targets: Acres of wildlife habitat annexed, identified and protected during the planning period.

Policy 6.1: The City, in coordination with Hardee County, the Florida Department of Environmental Protection, and the Florida Fish and Wildlife Conservation Commission will conserve, appropriately use and protect designated wildlife habitats located jointly within the City and Hardee County.

Policy 6.2: The City will advocate the preservation and/or restoration of the native vegetation as open space buffer zones for wildlife habitat.

OBJECTIVE 7: PROTECTION OF AIR QUALITY

THE CITY OF WAUCHULA SHALL MEET OR EXCEED THE MINIMUM AIR QUALITY LEVELS ESTABLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

Measurable Targets: Comparison of base line air quality information from 1999 and maintenance of standards throughout the planning period.

Policy 7.1: The City, in cooperation with the FDEP, will continue to ensure that air quality within the City's jurisdiction will meet the following standards, as adopted by the Florida Air and Water Pollution Control Act, Chapter 17-2, F.A.C., as amended from time to time:

Ozone	less than .125 parts per million
Carbon monoxide	less than 35 parts per million (hourly average)
Lead	less than 1.5 micrograms per cubic meter
Oxides of nitrogen	less than 100 micrograms per cubic meter
Sulfur dioxide	less than 1300 micrograms per cubic meter 3 hour average; less than 260 micrograms per cubic meter 24 hour average; less than 60 micrograms per cubic meter annual average
Particulates	less than 150 micrograms per cubic meter 24 hour average; less than 50 micrograms per cubic meter annual average

Policy 7.2: The City's land development regulations will require all applicable certifications and/or air quality permits from the Department of Environmental Protection and other relevant agencies as a condition of development approval.

Policy 7.3: The City shall obtain ambient air quality information from agencies that maintain air quality monitoring stations in Hardee County and neighboring municipalities and establish conditions for the base year of 1999. Annually thereafter, comparisons to the base year shall be monitored and actions recommended to the elected officials when air quality is found to be degraded from the baseline conditions.

OBJECTIVE 8: MANAGEMENT OF HAZARDOUS WASTES TO PROTECT NATURAL RESOURCES

THE CITY OF WAUCHULA WILL WORK TOWARD THE ELIMINATION OF IMPROPER HANDLING AND DISPOSAL OF HAZARDOUS WASTES.

Measurable Targets: Documented participation in hazardous waste

recycling and disposal programs.

Policy 8.1: The City shall continue to participate in a program to require the periodic, environmentally safe disposal of household, commercial and industrial hazardous wastes. The program may include, but not be limited to, the following measures:

a. Actively participate in the activities of the Local Emergency Planning Committee (LEPC) to develop emergency response plans to handle accidents involving hazardous waste;

b. Promote the recycling of hazardous wastes by publicizing lists of approved recyclers; and

c. Participate in the County's Amnesty Days to collect hazardous wastes in the City.

Policy 8.2: The City shall participate in programs that emphasize education, monitoring, inspections and proper disposal of small quantities of hazardous waste.

Policy 8.3: The City shall participate in programs that emphasize education, monitoring, inspections and proper disposal of hazardous medical waste.

OBJECTIVE 9: PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS

IN ADDITION TO OTHER CONSERVATION POLICIES, ANY PROPOSED DEVELOPMENT SITUATED WITHIN THE AREA DESIGNATED AS ENVIRONMENTALLY SENSITIVE LAND SHALL BE PROTECTED FROM THE ADVERSE IMPACTS OF URBAN DEVELOPMENT.

Measurable Targets: Development of a program, development of regulations and numbers of acres protected.

Policy 9.1: At a minimum, Environmentally Sensitive Land shall contain one or more of the following natural resources: (1) rare, threatened or endangered wildlife and or vegetation. The complete list of rare and threatened plants shall be as defined by the U.S. Fish and Wildlife Service, Florida Fish and Wildlife Conservation Commission and Florida Natural Areas Inventory; (2) artifacts of archeological or historic significance; (3) be within floodways and areas subject to flooding, e.g., the Peace River floodplain.

Policy 9.2: Land use decisions shall consider the effects of development impacts on fish, wildlife and habitat and the cumulative impact of development upon wildlife habitat. In cases where rare and endangered, threatened or species of special concern are present, a condition of approval will be that design features and management techniques be implemented that will protect the habitat of endangered, threatened or species of special concern found on site.

Policy 9.3: The City shall develop a program to evaluate and protect rare or threatened plants and vegetative communities within the city limits including but not limited to development criteria and land acquisition. The complete list of rare and threatened plants shall be as defined by the U.S. Fish and Wildlife Service, Florida Department of Agriculture and Consumer Services and the Florida Natural Areas Inventory.

OBJECTIVE 10: INTEGRATED GREEN INFRASTRUCTURE

THE CITY OF WAUCHULA WILL ENCOURAGE THE INTEGRATION OF PUBLIC AND PRIVATE INVESTMENTS IN GREEN INFRASTRUCTURE (INTERCONNECTED NETWORK OF OPEN SPACES, AND NATURAL AREAS).

Policy 10.1: The City will encourage the acquisition or conservation of an interconnected network of open spaces, and natural areas. The network will provide for:

a. Protection of natural resources and wildlife habitat;
b. Habitat corridors through linked open spaces;
c. Protection of historic and cultural resources;
d. Recreational opportunities;
e. Community health benefits;
f. Economic development opportunities; and
g. Multi-use trails connecting population centers to natural areas.

Policy 10.2: The City will coordinate with Hardee County to develop and implement policies to acquire, conserve, or construct green infrastructure.

Policy 10.3: The City will coordinate with the County and municipalities within the county to coordinate future trails connecting Wauchula to other parts of the county.

City of Wauchula

Hardee County, Florida

Comprehensive Plan Update

2026 EAR-Based Amendments

Recreation and Open Space Element

RECREATION AND OPEN SPACE ELEMENT

~~City of Wauchula 2030 Comprehensive Plan~~

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended and are not adopted as part of the Element.

INTRODUCTION:

Pursuant to Section 163.3177(6)(e), F.S. the following represents the Recreation and Open Space Goals, Objectives, and Policies of the City of Wauchula. These Goals, Objectives, and Policies are intended to address the establishment of a long-range vision towards which the Recreation and Open Space programs and activities of the community are ultimately directed. This Element addresses the 10-year short term planning horizon (2037) and the 20-year long term planning horizon (2050) as required by Florida Statutes.

Comment: Added Introduction to cite the Recreation and Open Space Element Requirements Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

GOAL, OBJECTIVES, AND POLICIES

GOAL: **TO PROVIDE AND MAINTAIN A SUFFICIENT NUMBER OF RECREATIONAL SITES AND FACILITIES AND OPEN SPACE AREAS TO MEET CURRENT AND FUTURE NEEDS OF THE RESIDENTS OF WAUCHULA.**

OBJECTIVE 1: **ENSURE PUBLIC ACCESSIBILITY TO RECREATION FACILITIES**

THE CITY OF WAUCHULA SHALL ENSURE ACCESS TO ALL CITY-OWNED RECREATIONAL SITES AND FACILITIES.

Measurable Targets: Survey for opinions of users as to the level of accessibility; percent increase in signage for parks; improvement in accessibility.

Policy 1.1: The City of Wauchula shall provide appropriate signage that clearly indicates the location of new and existing recreational areas and park sites.

Policy 1.2: The City of Wauchula shall add bicycle racks to all city parks lacking them

~~in order~~ to improve accessibility via bicycle.

Policy 1.3: The City of Wauchula shall maintain the quality of its public access point to the Peace River through continued implementation of its park maintenance program.

OBJECTIVE 2: COORDINATION OF PUBLIC AND PRIVATE RESOURCES

THE CITY SHALL COORDINATE WITH OTHER LOCAL GOVERNMENTS AND PRIVATE ENTITIES TO ENHANCE RECREATIONAL OPPORTUNITIES FOR ITS RESIDENTS.

Measurable target: Meetings held, agreements drawn up, regional facilities created.

Policy 2.1: The City of Wauchula shall coordinate with the owners of private recreational facilities ~~in order~~ to continue their policies of public usage of their recreational facilities.

Policy 2.2: The City shall support continued public access to recreation facilities owned or maintained by the School Board.

Policy 2.3: The City will coordinate with the School Board to co-locate public recreation facilities.

Policy 2.4: The City of Wauchula shall continue to require future development to contribute to the recreation inventory of the City by the construction of recreational facilities, land donation, fees, or other methods.

Policy 2.5: The City will work with the Hardee County Parks and Recreation Division regarding the location and development of future county community and regional parks.

OBJECTIVE 3: ENSURE ADEQUATE PROVISION OF RECREATION FACILITIES

THE CITY OF WAUCHULA SHALL ENSURE THAT PARKS AND RECREATIONAL FACILITIES ARE ADEQUATELY AND EFFICIENTLY PROVIDED FOR RESIDENTS OF THE CITY BY ESTABLISHING AND MAINTAINING LEVEL OF SERVICE STANDARDS FOR SUCH FACILITIES.

Measurable Targets: Number of acres of recreation land increased during the planning period and any other levels of service established for facilities. Increase in acres of land for recreation facilities in direct proportion to new subdivisions built during the planning period.

Policy 3.1: The minimum park and recreation level of service standard is 5.5 acres per 1,000 population.

Policy 3.2: The City shall continue to ensure, through its Concurrency Management System, that no development order will be issued for any development or redevelopment that would result in the failure of the City's recreational facilities to meet the adopted level of service standards.

Policy 3.3: The City will add recreation equipment to sites that need additional recreation facilities; based on service area needs, age of equipment, etc., and these needs shall be programmed into the Five Year Schedule of Capital Improvements.

OBJECTIVE 4: **PROVISION OF OPEN SPACE**

THE CITY OF WAUCHULA SHALL ENSURE THAT OPEN SPACE, AND ANY FUTURE NATURAL RESERVATION AREAS ARE PROTECTED FROM INCOMPATIBLE LAND USES AND ARE PRESERVED TO RETAIN THE NATURAL ATTRACTIVENESS AND CHARACTER OF THE CITY.

Measurable Targets: Any addition to base year acres of 168.34 permanently classified as Conservation or Recreation.

Policy 4.1: The City of Wauchula shall continue to enforce land development regulations which include specific open space definitions and standards; address protection of open space, natural vegetation and future natural reservations; address landscaping and signage requirements; address the provision of open space; and permit the use of open space for buffering.

Policy 4.2: The City shall continue to enforce, as part of its Land Development Regulations, provisions that require developers to provide adequate open space (buffers or visual breaks) within new developments.

Policy 4.3: The City will depict the Recreation, Open Space and Parks future land use category on the future land use map ~~in order~~ to inform landowners and developers of those areas which will be actively protected by the City.

Policy 4.4: The City shall work with Hardee County, the Regional Planning Council, Florida Department of Environmental Protection, and Southwest Florida Water Management District to implement and extend the

Integrated Habitat Network, the Greenways System and Rails to Trails.

OBJECTIVE 5: **PROVISIONS FOR ACCESS TO THE PEACE RIVER**

THE CITY OF WAUCHULA WILL IDENTIFY AND PROVIDE ADDITIONAL PUBLIC ACCESS POINTS TO AREAS OF NATURAL BEAUTY AND SCENIC IMPORTANCE ALONG THE PEACE RIVER.

Policy 5.1: The City will pursue acquisition of appropriate parcels of land through the ~~Preservation 2000~~ Florida Forever Program or other appropriate City/State partnerships for the protection of environmentally sensitive lands, which protect unique, rare and or endangered habitat, assure survival of listed wildlife species, protect scenic water corridors and their shoreline ecosystems and provide public access and open space.

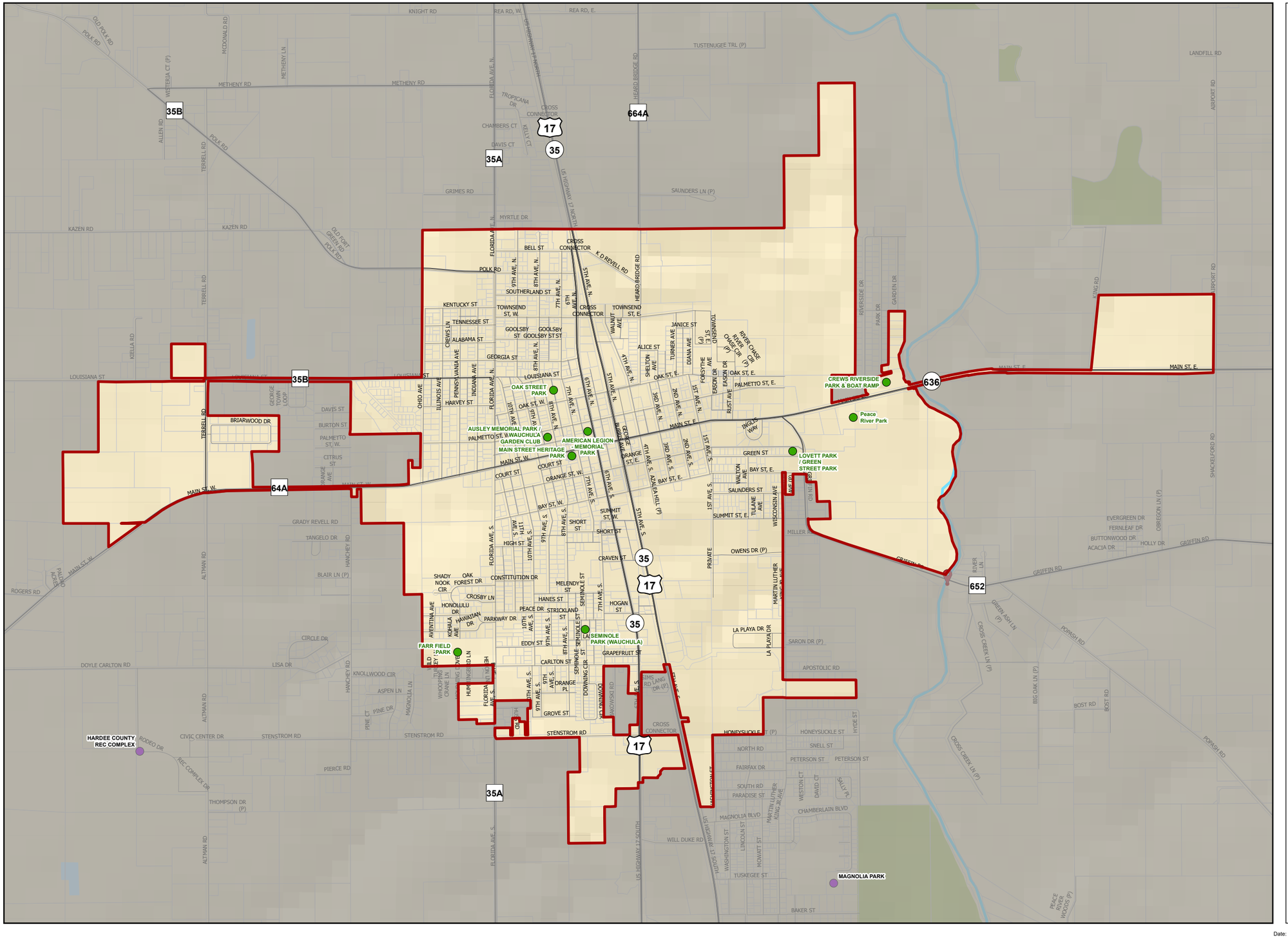
Comment: Updated name as the Florida Forever replaced Preservation 2000 program.

Policy 5.2: The City of Wauchula shall coordinate with pertinent state wildlife and regional planning agencies to identify natural area greenways, canoe trails and wildlife corridors to link existing public parks, trails, preserves and similar areas for conservation and habitat preservation purposes.

Policy 5.3: The City of Wauchula will provide outdoor recreation opportunities on publicly owned lands including but not limited to nature trails, boardwalks, waterway trails, interpretive displays, environmental education programs or wildlife observation areas.

Policy 5.4: Within all shoreline ecosystem buffers that are acquired for protection of the Peace River Corridor all exotic plants shall be removed.

CITY OF WAUCHULA
ROS MAP 1 - PARK AND RECREATION FACILITIES



Legend

- Wauchula City Limits
- Parcels
- Municipal Parks
- Hardee County Parks
- State Parks
- Boat Ramps
- Park Lands

City of Wauchula
126 South 7th Avenue, Wauchula, FL
(863) 773-3131
www.cityofwauchula.gov

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 East Church Street, Bartow, FL
(863) 534-7130
www.cfrpc.org

N

DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.
Data Sources:
Central Florida Regional Planning Council
FDOT
City of Wauchula
Hardee County Property Appraiser

Miles
0 ¼ ½

Date: 1/20/2026 Created by: Matt Bushey | Document Path: D:\Projects\EARS2025\Wauchula\Wauchula EAR 2026\Wauchula EAR 2026.aprx

City of Wauchula

Hardee County, Florida

Comprehensive Plan Update

2026 EAR-Based Amendments

Housing Element

HOUSING ELEMENT

~~City of Wauchula 2030 Comprehensive Plan~~

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended and are not adopted as part of the Element.

INTRODUCTION:

Pursuant to Section 163.3177(6)(f) F.S., the following represents the Housing Goals, Objectives, and Policies of the City of Wauchula. These Goals, Objectives, and Policies are intended to address the establishment of a long-term vision towards which the housing programs and activities of the community are ultimately directed. This Element addresses the 10-year short term (2037) planning horizon and the 20-year long-term planning horizon (2050) as required by Florida Statutes.

Comment: New section added to cite the Housing Element Requirements; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

GOAL, OBJECTIVES, AND POLICIES

GOAL: **PROVIDE DECENT, SAFE AND SANITARY HOUSING OF THE APPROPRIATE TYPE, SIZE, LOCATION AND COST TO MEET THE NEEDS OF PRESENT AND FUTURE RESIDENTS OF THE CITY OF WAUCHULA.** ~~**[9J-5.010(3)(A)]**~~

OBJECTIVE 1: CREATION AND/OR PRESERVATION OF AFFORDABLE HOUSING

THE CITY OF WAUCHULA SHALL ENSURE THE PROVISION OF ADEQUATE AND AFFORDABLE HOUSING FOR THE CITY'S CURRENT AND ANTICIPATED FUTURE RESIDENTS AND HOUSEHOLDS, AND HOUSEHOLDS WITH SPECIAL NEEDS INCLUDING RURAL AND FARMWORKER HOUSING THROUGH INFILL OF ITS EXISTING PLATTED SUBDIVISIONS, AND THE APPLICATION OF ITS ZONING AND OTHER LAND DEVELOPMENT REGULATIONS. ~~**[9J-5.010(3)(B)(1)]**~~

Measurable Targets: Number of units created or preserved; number of units created for special needs housing populations.

Policy 1.1: Actively seek federal, state and private funding for housing projects.

Policy 1.2: Provide technical information and permitting assistance to the private

sector to maintain a housing production capacity sufficient to meet the projected required production. "Technical Information" will include, at a minimum: a) the assembly and distribution to local contractors and builders of findings of regional and state-wide housing task forces which address private sector involvement in the affordable housing issue; b) discussions with, and referrals to the Florida Low Income Housing Coalition or other non-profit housing organizations; and c) solicitation and marketing of new low interest housing loans from banks.

Policy 1.3: The City will continuously review land development regulations and the permitting process in order to streamline the permitting process and minimize housing costs and delays for housing, especially affordable housing. Possible improvements may include, but shall not be limited to:

- elimination or modification of conflicting or excessive regulations;
- time limits for the review of development proposals;
- consolidation of multiple public hearings; and
- waiving of processing fees for affordable housing projects.

Policy 1.4: It shall be the policy of the City of Wauchula to support and encourage a fair and open real estate market and to prohibit housing discrimination on the basis of age, sex, race, ethnic background, religion, or creed.

OBJECTIVE 2: **PROVISION OF ADEQUATE HOUSING SITES AND DISTRIBUTION OF HOUSING**

THE CITY OF WAUCHULA SHALL ENSURE THAT ITS ZONING AND SITE PLAN REGULATIONS PROVIDE FOR ADEQUATE SITES FOR HOUSING FOR EXTREMELY LOW, VERY LOW, LOW, AND MODERATE-INCOME FAMILIES AND FOR MOBILE HOMES AND MANUFACTURED HOMES. ~~[9J-5.010(3)(B)3]~~

Measurable Targets: Number of City ordinances reviewed as to their impact on the provision of and distribution of affordable housing.

Policy 2.1: The principles and criteria for adequate sites for households with special housing needs, including rural and farmworker households shall be:

- To provide for adequate sites for housing for households with special housing needs based on projections and demand for such units;

- To ensure that households with special housing needs have adequate public facilities and services based on a fair-share distribution of costs; and

- To provide for sites for households with special housing needs in close proximity to grocery stores, educational facilities and/or public health facilities, as appropriate. ~~[9J-5.010(3)(c)5]~~

Policy 2.2: The Wauchula City Commission shall participate in any joint housing assistance program with Hardee County, the Cities of Bowling Green and Zolfo Springs, and the private sector, which will coordinate housing provision for very low, low- and moderate-income households. ~~[9J-5.010(3)(c)5]~~

Policy 2.3: The principles and criteria for adequate sites for extremely low, very low, low and moderate income housing shall be:

- To ensure that very low, low and moderate income families have adequate public facilities and services based on a fair-share distribution of costs;

- To provide for adequate sites for very low, low and moderate income housing based on projections and demand for such housing and;

- To ensure that zoning and other local regulations provide a variety of lot sizes, minimum housing sizes, densities, and alternatives such as mobile home and manufactured home subdivisions, mobile home and manufactured home parks, multi-unit developments or zero-lot lines. ~~[9J-5.010(3)(c)5]~~

Policy 2.4: The principles and criteria for adequate sites for mobile homes and manufactured homes shall be:

- To ensure that mobile home and manufactured home residents have adequate public facilities and services based on a fair-share distribution of costs;

- To require developers of new mobile home and manufactured home parks or subdivisions to provide adequate hurricane shelter space for the projected buildout populations of such parks or subdivisions.~~; and~~

- ~~To provide for adequate sites for mobile homes and manufactured homes within residential future land use designations, based on projections and demand for such housing, and provided that they are anchored or attached to permanent foundations, meet safety codes and all other requirements of the City's land development regulations. [9J-5.010(3)(c)5]~~

Comment: Policy revised. Mobile homes and manufactured homes are now allowed in all zoning districts per changes in Florida Statutes.

Policy 2.5: The City shall identify and map existing and candidate sites for affordable and workforce housing serviceable by adequate infrastructure and accessible to local and regional travel routes as part of a comprehensive strategy to promote sustainable housing and neighborhoods.

Policy 2.6: The City shall encourage and incentivize mixed land uses and higher densities and intensities to promote energy efficient land use patterns and the reduction of infrastructure costs, and vehicle miles traveled~~, and greenhouse gas emissions~~ thereby promoting an affordable lifestyle and encouraging affordable housing.

Comment: The greenhouse gas emissions requirement has been removed from Florida Statutes and is no longer required.

Policy 2.7: For sites specifically identified by the City as suitable for extremely low, very low, and low income families, the City shall continue to implement zoning regulations which provide inducements to increase the supply of affordable housing including the allowance of accessory dwelling units. No additional density shall be granted that exceeds the maximum density of the Future Land Use designation without a corresponding Future Land Use Amendment.

Policy 2.8: Consistent with Florida Statute 163.31771, the City will evaluate permitting accessory dwelling units in single-family residential areas to increase the availability of affordable rentals for extremely low-income, very-low-income, low-income, or moderate-income persons.

Comment: New Policy added to comply with Florida Statute 163.31771.

Policy 2.9: Each accessory dwelling unit (ADU) allowed by an ordinance adopted under this section shall apply toward satisfying the affordable housing component of the housing element in the local government's comprehensive plan under Florida Statute. 163.3177(6)(f).

Comment: New Policy added to comply with Florida Statute 163.31771.

OBJECTIVE 3: ELIMINATION OF SUBSTANDARD HOUSING

ACTIVELY PURSUE THE REHABILITATION, ELIMINATION AND OR REPLACEMENT OF SUBSTANDARD HOUSING WHILE SEEKING TO IMPROVE THE STRUCTURAL AND AESTHETIC CONDITIONS OF EXISTING HOUSING. ~~**[9J-5.010(3)(B)2]**~~

Measurable Targets: Number of units demolished, number of replacement units built on those demolished home sites, and number of units rehabilitated during the planning period.

Policy 3.1: Increase enforcement of the City's building code, particularly in those neighborhoods where code violations appear to be more prevalent. ~~[9J-5.010(3)(c)4]~~

Policy 3.2: Assist neighborhood improvements by providing assistance, through the proposed joint housing program, as outlined in Policy 2.1, to property owners in meeting code regulations, and by concentrating capital budget improvements in these neighborhoods. ~~[9J-5.010(3)(c)4]~~

Policy 3.3: Develop an active partnership with the private sector and citizens in which the rehabilitation of existing substandard housing is encouraged through financial and technical assistance. ~~[9J-5.010(3)(c)4]~~

Policy 3.4: The City of Wauchula shall seek federal and state funding on an annual or other appropriate basis for the demolition or rehabilitation of substandard housing, and its replacement where necessary. The City of Wauchula shall continue to apply for Small Cities Community Development Block Grant funds and participate in activities funded by block grants and the Farmers Home Administration. The City of Wauchula shall consider the development of other federal or state-assisted programs which can be used to rehabilitate and/or replace housing for low and moderate income families, and households with special housing needs. ~~[9J-5.010(3)(c)7]~~

OBJECTIVE 4: RELOCATION HOUSING

ASSURE THAT PERSONS, HOUSEHOLDS OR BUSINESSES DISPLACED BY FEDERALLY-ASSISTED PROGRAMS ARE TREATED UNIFORMLY IN FINDING REPLACEMENT HOUSING. ~~**[9J-5.010(3)(B)6]**~~

Measurable Targets: Zero displacement by the City; number of persons displaced equal to the number of units provided.

Policy 4.1: The City of Wauchula will abide by the mandate of the Federal Uniform Relocation Act, ensuring that anyone who will be temporarily or permanently displaced as a result of federally-assisted actions, will be provided adequate relocation assistance. ~~[9J-5.010(3)(c)9]~~

OBJECTIVE 5: CONSERVATION OF EXISTING HOUSING

THE CONSERVATION, REHABILITATION OR DEMOLITION OF HOUSING WILL BE ENSURED THROUGH FEDERALLY-ASSISTED HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS, TECHNICAL ASSISTANCE, AND INTERAGENCY COORDINATION. IN THIS PROCESS, HISTORICALLY SIGNIFICANT UNITS WILL BE IDENTIFIED AND GIVEN SPECIAL CONSIDERATION. ~~[9J-5.010(3)(B)5]~~

Measurable Targets: Number of units demolished, number of replacement units built on those demolished home sites, and number of units rehabilitated during the planning period using federally assisted housing program money, CDBG money, or interagency coordination.

Policy 5.1: Concentrate public facility and service improvements in existing neighborhoods in order to upgrade their quality.

Policy 5.2: Encourage individual property owners to increase private reinvestment in housing through technical assistance. ~~[9J-5.010(3)(c)4]~~

Policy 5.3: The City of Wauchula shall continue to enforce its housing code and standards which address the quality of housing, stabilization of neighborhoods, and identification and improvement of historic housing. The City of Wauchula will adopt housing quality standards no less stringent than those of the U.S. Department of Housing and Urban Development Section 8 Existing Housing Program. ~~[9J-5.010(3)(c)3]~~

Policy 5.4: Criteria for local designation of historically significant housing shall be included in the City's land development regulations. All sites listed on the Florida Master Site File and National Register shall be considered for local designation. Local designation of historically significant housing, as well as approval for alteration or demolition of locally designated structures, shall be by action of City Commission. This procedure does not replace or diminish established procedures for the alteration or demolition of structures in the City, but is an additional safeguard to protect structures designated by City Commission as historically significant. ~~[9J-5.006(3)(c)3]~~

Policy 5.5: In cooperation with interested private groups and organizations, heighten the public's awareness of the historical significance of the housing stock through a local historic preservation and rehabilitation program. ~~[9J-5.010(3)(c)3]~~

OBJECTIVE 6: **PROVISION OF ADEQUATE SITES FOR GROUP HOMES AND FOSTER CARE FACILITIES**

THE CITY OF WAUCHULA'S LAND DEVELOPMENT REGULATIONS SHALL BE REVIEWED AND AMENDED TO ENSURE THAT SITES ARE MADE AVAILABLE IN RESIDENTIAL AREAS, OR AREAS OF RESIDENTIAL CHARACTER, FOR GROUP HOMES AND FOSTER CARE FACILITIES LICENSED OR FUNDED BY THE STATE OF FLORIDA. ~~[9J-5.010(3)(B)4]~~

Measurable Targets: Revision of the land development regulations to accommodate State statute regarding group homes and foster care facilities; number of amendments made to accommodate adequate sites.

Policy 6.1: The location criteria for group homes and foster care facilities shall be:

- To permit group homes and foster care facilities of a residential scale in areas of residential character, including all residential future land use classifications; and

- To provide the clients of such facilities adequate public facilities and services on the basis of fair-share distribution of costs. ~~[9J-5.010(3)(c)6]~~

OBJECTIVE 7: **FORMULATION OF A HOUSING IMPLEMENTATION PROGRAM**

THE CITY OF WAUCHULA SHALL CONTINUE ITS HOUSING IMPLEMENTATION PROGRAM TO ENSURE THE EXECUTION OF THE STATED GOAL AND OBJECTIVES OF THE HOUSING ELEMENT. ~~**[9J-5.010(3)(B)7]**~~

Measurable Targets: Affordable housing units built through partnerships; an increase in the number of persons qualified to purchase housing due to job training programs, home ownership programs and increased economic development opportunities.

Policy 7.1: The City Commission or its designee shall, in a timely manner, implement and monitor the programs and activities set forth in the Housing Element, and shall report annually to the City's residents on the City the progress made toward implementation of such programs. ~~[9J-5.010(3)(c)7]~~

Policy 7.2: The City will solicit the involvement, including partnerships, of local government with private and non-profit groups, and with economic development groups, for the utilization of job training, job creation and economic solutions in order to prepare its citizens for home ownership, and in order to take advantage of any affordable housing programs within the jurisdiction of the City. ~~[9J-5.010(3)(c)8]~~

Policy 7.3: The City will designate within its jurisdiction sufficient sites at sufficient densities to accommodate the need for affordable housing over the planning timeframe. ~~[9J-5.010(3)(c)11]~~

OBJECTIVE 8: **REDUCTION OF GREENHOUSE GASES AND INCREASE IN ENERGY EFFICIENCY**

THE CITY SHALL SUPPORT ENERGY EFFICIENCY AND THE USE OF RENEWABLE ENERGY RESOURCES IN EXISTING HOUSING AND IN DESIGN AND CONSTRUCTION OF NEW HOUSING.

Measurable targets: Residential permits for energy efficient housing.

Policy 8.1: The City shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or another nationally recognized, high performance green building rating system as recognized by the Florida Department of Management.

Policy 8.2: The City shall not prohibit the appropriate placement of photovoltaic panels. The City shall develop and adopt review criteria to establish standards for the appropriate placement of photovoltaic panels.

Policy 8.3: The City shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

Policy 8.4: The City shall, through the Future Land Use Map and Future Land Use Categories, encourage the greatest concentration of housing desirable, pedestrian-oriented urban neighborhoods having convenient access to regional transit stations where the mix of activity provides access to a full range of residential services and amenities, and opportunities for people to live within walking distance of employment.

City of Wauchula

Hardee County, Florida

Comprehensive Plan Update

2026 EAR-Based Amendments

Intergovernmental Coordination Element

INTERGOVERNMENTAL COORDINATION ELEMENT

~~**City of Wauchula 2030 Comprehensive Plan**~~

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended and are not adopted as part of the Element.

INTRODUCTION

Pursuant to Section 153.3177(6)(h), F.S., the following represents the Intergovernmental Coordination Goals, Objectives, and Policies of the City of Wauchula. These goals, objectives, and policies are intended to address the establishment of a long-term directive for promoting coordination between jurisdictions and agencies of plans and policies that have been identified as having impacts other than a local nature. This Element addresses the 10-year short term planning horizon (2037) and the 20-year long term planning horizon (2050) as required by Florida Statutes.

Comment: New Section added to cite the Intergovernmental Coordination Element Requirement; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a)

GOAL, OBJECTIVES, AND POLICIES

GOAL: **PROVIDE FOR THE COORDINATION AND COOPERATION AMONG ALL PERTINENT PUBLIC, QUASI-PUBLIC AND PRIVATE ENTITIES TO ENSURE EFFICIENT AND EFFECTIVE USE OF AVAILABLE RESOURCES.**

OBJECTIVE 1: **COORDINATION WITH OTHER UNITS OF GOVERNMENT**

CONSIDER THE PLANS OF OTHER AGENCIES, SPECIAL DISTRICTS AND ALL LEVELS OF GOVERNMENTS.

Measurable Targets: Number of plans reviewed; number of meetings held.

Policy 1.1: The City will review the plans and independent special district facility reports of any future transit authorities, the County School Board, the Southwest Florida Water Management District (SWFWMD), any airport master plans and any college and/or university master plans presented to the City, and identify and resolve conflicts with the *City*

of Wauchula Comprehensive Plan, including concurrency related items.

Policy 1.2: The City will coordinate with other agency staff and governing boards ~~in order~~ to resolve issues raised in Policy 1.1.

Policy 1.3: The City will consider amending its Comprehensive Plan based upon the review of plans and discussions identified in Policy 1.2.

Policy 1.4: The City shall participate in the Hardee County Local Hazard Mitigation Working Group (LMSWG), which facilitates Hardee County's Local Mitigation Strategy (LMS) planning process, coordinating efforts between governmental units, commercial enterprises, and other stakeholders to reduce disaster risk.

Comment: New Policy added to address Wauchula's participation in the Local Hazard Mitigation Working Group.

OBJECTIVE 2: **JOINT PLANNING AREAS**

IDENTIFY, IMPLEMENT, AND COORDINATE JOINT PLANNING AREAS FOR ANNEXATION AND SERVICE PROVISION.

Measurable Targets: Number of meetings held; creation of annexation planning maps; utility service agreements executed.

Policy 2.1: The City will coordinate with Hardee County, and other jurisdictions as appropriate, to establish a joint planning process and delineate the direction and extent of municipal annexation for the planning period.

Policy 2.2: The City and Hardee County shall establish a municipal annexation area that appears on the County's *Future Land Use Map,* and shall develop an interlocal agreement for planning within the area and for the exclusive provision of water and sewer service to all development therein.

OBJECTIVE 3: **JOINT PROCESSES FOR POPULATION PROJECTIONS**

IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING ON POPULATION PROJECTIONS.

Measurable Targets: Number of plans reviewed; number of meetings held; population figures supplied to other agencies.

Policy 3.1: The City will coordinate with Hardee County Planning Department and Central Florida Regional Planning Council to develop county-wide population projections that include expected growth projections in the incorporated areas due to annexation.

Policy 3.2: The City will review the draft population projections and consider using them in the comprehensive plan.

Policy 3.3: The City will forward the population projections used in its comprehensive plan to the School Board so they can consider projected growth and development as it relates to the future need for schools.

Policy 3.4: The City will ~~enter into~~ maintain the ~~an~~ interlocal agreement with the School Board addressing such matters as the joint utilization of consistent and coordinated population projections.

Comment: Language amended as the Interlocal Agreement exists.

OBJECTIVE 4: **JOINT PROCESSES FOR SCHOOL SITING**

IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING ON SCHOOL SITING.

Measurable Targets: Number of plans reviewed; number of meetings held; number of school sitings negotiated during the planning period.

Policy 4.1: The City will annually review Hardee County School Board's plans for the siting of public schools within its jurisdiction for consistency with the comprehensive plan, both at the staff level and through public hearings for specific site plans. This will include the review of the School Board's annually updated 5-year facility work program, as well as responding as needed to site-specific plans to locate new schools or expand existing schools.

Policy 4.2: As per Chapter 235, F.S., and in accordance with an Interlocal Agreement executed between the City and the School Board, prior to the purchase or leasing of property that may be used for a new or expanded public educational facility, and where the proposed site is

in or adjacent to the City of Wauchula, the Hardee County School Board shall notify the City of the location of the site. The City shall review the site as it relates to consistency with the *Wauchula Comprehensive Plan*, Future Land Use Element, including a preliminary analysis of the potential impacts to public facilities. Through the participation by designated city staff on a Site Selection Committee, the City's comments and concerns shall be provided to the School Board.

Where additional time is required for a complete public facilities impact analysis as it relates to issues of concurrency for transportation, water, wastewater, parks, stormwater management and/or solid waste, the City shall request that the School Board delay the purchase or lease of a site for a new or expanded school site until such an analysis may be completed and reviewed by the City Commission and School Board respectively.

Policy 4.3: As per Chapter 235, F.S., the planning for new or expanded educational facilities must consider the effects of the location of public education facilities, including the feasibility of keeping central city facilities viable, ~~in order~~ to encourage central city redevelopment and the efficient use of infrastructure while discouraging urban sprawl. The City will encourage the collocation of public facilities of any kind, including parks, libraries, recreation opportunities and schools, when planning and reviewing a proposed site for a new or expanded educational facility.

Policy 4.4: As per Chapter 235, F.S., if the proposed site for a new or expanded educational facility is consistent with the future land use policies and categories of the *Wauchula Comprehensive Plan*, the City may not deny an application for such a facility but may impose reasonable development standards and conditions which consider the site plan and its adequacy related to environmental concerns, health, safety and welfare, and effects on adjacent property.

OBJECTIVE 5: **JOINT PROCESSES FOR FACILITIES SUBJECT TO CONCURRENCY**

IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING FOR FACILITIES SUBJECT TO CONCURRENCY.

Measurable Targets: Number of plans reviewed; number of meetings held; 5-Year Schedule of Capital improvements updated and adopted

annually.

Policy 5.1: City staff will coordinate annually, or more often as needed, with Hardee County planning staff for the purpose of determining future unincorporated area needs for water and sewer within each respective unincorporated area served by the City.

Policy 5.2: ~~For the purpose of obtaining comments pertaining to development expected in the *Hardee County Comprehensive Plan*,~~ tThe City will notify Hardee County planning staff of plans to adopt construction schedules within its capital improvements element for water and sewer facilities in unincorporated areas within the City's service areas.

Comment: Language amended for clarity.

Policy 5.3: The City will coordinate the transportation needs of the City with the needs of Hardee County, ~~and~~ the Florida Department of Transportation (FDOT), and the Heartland Regional Transportation Planning Organization (HRTPO).

Policy 5.4: The City will forward requests for access to county or state maintained roadways to each respective agency for comment concerning their respective plans and policies.

Policy 5.5: The City will coordinate with service providers that have no regulatory authority over the use of land in the City to develop recommendations that address ways to improve coordination of the City's concurrency management methodologies and systems, and levels of service.

Policy 5.6: The City will enter into an interlocal agreement with Hardee County for joint projects identified in the City's stormwater management plan and the County's Stormwater Management Plan.

Policy 5.7: The City will continually coordinate with the School Board to ensure that new residential development in the city is approved concurrent with school capacity, adhering to the process established in the adopted Interlocal Agreement for School Concurrency, consistent with State Statutes.

OBJECTIVE 6: **JOINT PROCESSES FOR FACILITIES WITH REGIONAL SIGNIFICANCE**

IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING FOR FACILITIES WITH REGIONAL SIGNIFICANCE.

Measurable Targets: Number of plans reviewed; number of meetings held; data and information exchanged regarding planning for regional facilities.

Policy 6.1: The City will continue to coordinate with the Hardee County Board of County Commissioners staff for the provision of county-wide services, including but not limited to, solid waste disposal and the Hardee County Emergency Operations Center.

Policy 6.2: The City will coordinate with the HRTPO and any future transit authorities for the provision of major transportation facilities and mass transit.

Policy 6.3: The City will forward notice of proposed future land use plan policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population, to the Central Florida Regional Planning Council (CFRPC) and the Hardee County Emergency Management Department to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes.

Policy 6.4: The City will forward notice of proposed future land use plan policies that would affect any regional resource identified in the *Strategic Regional Policy Plan of the CFRPC* to the Central Florida Regional Planning Council (CFRPC).

Policy 6.5: The City will coordinate with the Central Florida Regional Planning Council (CFRPC) to identify and protect Natural Resources of Regional Significance as identified in the CFRPC's *Strategic Regional Policy Plan, October 1997*. The City will cooperate with Florida Department of Environmental Protection (FDEP) and CFRPC to identify and include greenways and an integrated habitat network of uplands on all planning maps. The City will adopt goals and objectives for protection of the Peace River and its wetlands and floodplains, as recommended by the Charlotte Harbor National Estuary Program board, and continue to participate by attending advisory board meetings.

Policy 6.6: The City shall participate with the Central Florida Regional Planning Council in the Heartland 2060 Vision process~~,~~ and coordinate its Comprehensive Plan therewith as applicable in future planning efforts.

Policy 6.7: The City will work with Hardee County to adopt, administer, and enforce airport protection zoning regulations.

OBJECTIVE 7: **JOINT PROCESSES FOR ~~PROBLEMATIC~~ INCOMPATIBLE LAND USES**

IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING ON ~~PROBLEMATIC~~ INCOMPATIBLE LAND USES.

Measurable Targets: Number of plans reviewed; number of meetings held; countywide regulations adopted and citywide regulations adopted.

Comment: Term "problematic" changed to "incompatible" as the other term is subjective.

Policy 7.1: The City will conduct a review of its locational standards to determine whether conflicts exist between its regulations and neighboring jurisdiction regulations, what can be done to resolve any conflicts found, and any improvement in the effectiveness or efficiency to be gained through a countywide approach to standards that would be more uniform in their application.

Policy 7.2 The City will coordinate with the County, the CFRPC, or the appropriate ad hoc committees, in the development, review, and recommendation of efficient citywide guidelines to coordinate the location of problematic land uses.

OBJECTIVE 8: **VOLUNTARY DISPUTE RESOLUTION PROCESSES**

BRING INTERGOVERNMENTAL DISPUTES TO CLOSURE IN A TIMELY MANNER THROUGH THE USE OF VOLUNTARY DISPUTE RESOLUTION PROCESSES.

Measurable Targets: Number of voluntary dispute resolution processes received. Number facilitated.

Policy 8.1: The City will pursue the resolution of conflicts that may arise from the coordination of these ~~ICE~~ Intergovernmental Coordination Element

goals, objectives, and policies using the appropriate voluntary dispute resolution processes adopted by the City.

Policy 8.2: The City will coordinate with the County and the CFRPC, as appropriate, to resolve local government future land use plan disputes, as well as other planning related intergovernmental disputes.

Policy 8.3: The City will pursue the resolution of conflicts that may arise from the coordination of these ~~ICE~~ Intergovernmental Coordination Element goals, objectives, and policies using the appropriate voluntary dispute resolution processes adopted by the City

Policy 8.4: The City will utilize the CFRPC's role as a mediator and conciliator as outlined in the adopted Rule to reconcile differences on planning and growth management issues as outlined in the Rule.

OBJECTIVE 9: **JOINT PROCESSES FOR ENSURING FUTURE WATER RESOURCES AND SUPPLY**

THE CITY OF WAUCHULA SHALL WORK WITH SURROUNDING GOVERNMENTS, AND SWFWMD AND COORDINATE ITS COMPREHENSIVE PLAN WITH THE WATER SUPPLY PLAN APPROVED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, TO ENSURE THAT MEETING FUTURE POTABLE WATER NEEDS IS COORDINATED ON A REGIONAL BASIS.

Policy 9.1: The City hereby acknowledges its Ten-Year Water Supply Facilities Work Plan as a technical support document to this Element, as required following adoption of the SWFWMD Regional Water Supply Plan, adopted November 2020. The City shall annually assess the performance and effectiveness of its Ten-Year Water Supply Plan and update the status of project development and potential funding sources, consistent with the corresponding SWFWMD Regional Water Supply Plans and the policies of this Comprehensive Plan in order to maximize the use of existing facilities and provide for future needs.

Policy 9.2: The City shall continue coordination with SWFWMD, Hardee County and adjacent municipalities regarding cooperative water supply planning and joint-projects which may collectively conserve groundwater and enhance use of reclaimed water. Coordination shall also include entities such as the Heartland Water Alliance (HWA)

which are parties reviewing and planning alternative water supply projects within Hardee County.

City of Wauchula

Hardee County, Florida

Comprehensive Plan Update

2026 EAR-Based Amendments

Property Rights Element

PROPERTY RIGHTS ELEMENT

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended and are not adopted as part of the Element.

INTRODUCTION:

Pursuant to Section 163.3161(10) F.S., the following represents the Property Rights policy of the City of Wauchula. This policy is intended to recognize and respect judicially acknowledged or constitutionally protected private property rights. All Goals, Objectives, and Policies are adopted by Ordinance. This Element addresses the 10-year short-term planning horizon (2037) and the 20-year long-term planning horizon (2050) as required by Florida Statutes.

Comment: New section added to cite the Property Rights Element Requirements; Language included to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

GOALS, OBJECTIVES, AND POLICIES

~~**Policy 1**~~ **GOAL:** **CONSISTENT WITH SECTION 163.3177(6)(i) AND 163.3161(10), FLORIDA STATUTES, THE CITY OF WAUCHULA SHALL CONSIDER THE FOLLOWING PRIVATE PROPERTY RIGHTS IN LOCAL DECISION MAKING:**

Comment: Additional Florida Statutes requirement reference included.

OBJECTIVE 1: PROTECT PRIVATE PROPERTY RIGHTS IN THE CITY OF WAUCHULA.

Policy 1.1: The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 1.2: The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 1.3: The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.4: The right of a property owner to dispose of his or her property through sale or gift.

Comment: Layout amended to follow Goal, Objective, Policy format of other elements.

City of Wauchula

Hardee County, Florida

Comprehensive Plan Update

2026 EAR-Based Amendments

Capital Improvements Element

CAPITAL IMPROVEMENT ELEMENT

~~City of Wauchula 2030 Comprehensive Plan~~

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended and are not adopted as part of the Element.

INTRODUCTION:

Pursuant to Chapter 163.3177(3)(a), Florida Statutes (F.S.), the following represents the goals, objectives, and policies of the City of Wauchula. These goals, objectives, and policies are intended to establish the long-term end vision for the timely and efficient provision of public facilities through the use of sound fiscal policies. This Element addresses the 10-year short term planning horizon (2037) and the 20-year long term planning horizon (2050) as required by Florida Statutes.

Comment: New section added to state the purpose of the Capital Improvements Element; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

~~1.0~~ GOALS, OBJECTIVES, AND POLICIES

GOAL **THE GOAL OF THIS ELEMENT IS THE PROVISION OF PUBLIC FACILITIES AND SERVICES IN A TIMELY, EFFICIENT, AND FISCALLY SOUND MANNER IN ORDER TO MEET CURRENT AND FUTURE NEEDS OF THE COMMUNITY.**

OBJECTIVE 1.1: **THE CAPITAL IMPROVEMENT ELEMENT WILL SERVE AS A MEANS TO CORRECT EXISTING DEFICIENCIES IN PUBLIC FACILITIES OR SERVICES, TO PROVIDE THOSE FACILITIES AND SERVICES IN ORDER TO MEET THE NEEDS OF FUTURE GROWTH, AND TO REPLACE OBSOLETE OR WORN OUT FACILITIES. A 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS WILL BE MAINTAINED. THE SCHEDULE WILL MEET CONCURRENCY REQUIREMENTS OF CHAPTER 163, FLORIDA STATUTES, THAT REQUIRE PUBLIC FACILITIES AND SERVICES BE AVAILABLE, AT LEVELS OF SERVICE CONSISTENT WITH THOSE ADOPTED IN THE COMPREHENSIVE PLAN, WHEN THE IMPACTS OF DEVELOPMENT OCCUR.**

Policy 1.1.1: The City will annually adopt a budget that provides a 5-Year schedule of capital projects, including project cost and revenue sources to support the project.

Policy 1.1.2: The City shall determine the status and capabilities of existing and

proposed facilities to accommodate current, new, and redevelopment demands. Required improvements will be added to the 5-Year Capital Improvements Plan. The City shall coordinate with the Heartland Regional Transportation Planning Organization (HRTPO) Long Range Transportation Plan (LRTP).

Policy 1.1.3: Prioritization of capital improvements projects will be based on several criteria, including: financial feasibility; the elimination of public hazards; and the elimination of capacity deficits.

Policy 1.1.4: Prioritization of funding improvements shall include meeting adopted levels of service, increasing efficiency, and expanding services.

Policy 1.1.5: Prioritization of funding improvements shall involve coordination with adjacent incorporated communities if appropriate, in addition to those of the County, Regional Planning Council, State, the Florida Department of Transportation, the HRTPO, the Southwest Florida Water Management District, and any other state agencies that provide public facilities in the City.

Policy 1.1.6: The City hereby adopts, by reference, the Southwest Florida Water Management District Regional Water Supply Plan and District Water Management Plan, the HRTPO LRTP, and the Florida Department of Transportation Five-Year Work Program ~~2020-2024~~ as amended, into the City's Five-Year Schedule of Capital Improvements.

Comment: Timeline removed as the five-year work plan is adopted annually.

Policy 1.1.7: The City of Wauchula hereby adopts, by reference, the Hardee County School District 5-Year Facilities Work Program, ~~for the years 2020/2021 through 2024/2025~~ as amended, as part of its Schedule of Capital Improvements.

Comment: Timeline removed as the five-year work plan is adopted annually.

Policy 1.1.8: The City shall include financially feasible projects in the annual update of its five-year capital improvements schedule as identified for implementing the first (5) years of the Ten-Year Water Supply Plan, and all subsequent updates thereto.

Policy 1.1.9 The City hereby acknowledges its Ten-Year Water Supply Facilities Work Plan, as a technical support document to this Element, as

required following adoption of the SWFWMD Regional Water Supply Plan, adopted November 2020.The City shall annually assess the performance and effectiveness of its Ten-Year Water Supply Plan and update the status of project development and potential funding sources, consistent with the corresponding SWFWMD Regional Water Supply Plans and the policies of this Comprehensive Plan in order to maximize the use of existing facilities and provide for future needs.

OBJECTIVE 1.2: **THE CITY WILL MANAGE ITS LONG-TERM DEBT IN A FISCALLY SOUND MANNER.**

Policy 1.2.1: The City shall limit the maximum ratio of outstanding indebtedness to no greater than 25 percent of the property tax base.

Policy 1.2.2: The City shall assess new developments a proportionate share of costs to provide improvements to public facilities ~~in order~~ to meet the needs of the development.

Policy 1.2.3: The City shall replace capital facilities that have been destroyed. This shall be accomplished in a manner that is in compliance with the Comprehensive Plan.

OBJECTIVE 1.3: **CONSTRUCTION, IMPROVEMENT, OR REPLACEMENT OF PUBLIC FACILITIES SHALL BE PROVIDED AT A LEVEL THAT MAINTAINS LEVEL OF SERVICE STANDARDS AS ADOPTED IN THE COMPREHENSIVE PLAN. FACILITIES NECESSARY TO MAINTAIN THE LEVEL OF SERVICE STANDARDS WILL BE INCLUDED IN ANNUAL UPDATES OF THE 5-YEAR CAPITAL IMPROVEMENTS PLAN.**

Policy 1.3.1: The City shall evaluate impacts resulting from new developments to ensure that adequate facilities are either in place or planned so that levels of service standards are maintained.

Policy 1.3.2: Land use decisions that impact the provision of public services or facilities shall be based upon the City's capability to maintain adequate service levels as described in the elements of the Comprehensive Plan.

Policy 1.3.3: The City shall provide public facilities and services to serve developments for which development orders were issued prior to adoption of the City's Comprehensive Plan. The ability of facilities to serve new development at levels of service at or above adopted levels shall be established prior to issuance of a development order or permit.

Policy 1.3.4: The City shall ensure that developments that benefit from the extension or provision of services or facilities shall pay a proportionate share of the provision of such service or facility, or make contributions to the City to offset the cost of that service or facility.

Policy 1.3.5: The assessment of needed capital improvements shall be based on the level of service standards adopted in the Comprehensive Plan. These level of service standards include:

Facility	*Level of Service*
Traffic Circulation (Principal arterials)	~~C~~ D(Or LOS Standard set by the Florida DOT for SIS Facilities)*
Traffic Circulation (Minor arterials)	D*
Traffic Circulation (Collectors)	D*
Traffic Circulation (Local Roads)	D*
Sanitary Sewer (Wastewater)	170 gallons of treatment per person per day*
Drainage (Stormwater management)	Stormwater facilities for new development shall be designed to accommodate the 25-year 24-hour storm event* Stormwater facilities for existing development shall be designed to accommodate a 3-year, 24-hour storm event*
Solid Waste	Disposal of 4.28 pounds per person per day*
Potable Water	Residential: 138 gallons per person per day.**
Park and Recreation	Minimum of 5.5 acres per 1,000 population
Public School Facilities	100% FISH Permanent Capacity; 25% FISH Permanent Capacity Portables

*Level of service standards as adopted in the City's Comprehensive Plan
**Level of service standards as adopted in the City's Water Supply Plan

Comment: Text amended consistent with Transportation Element.

Policy 1.3.6: The City shall not allow exceptions for developments of de minimis impact.

OBJECTIVE 1.4: **FUNDING MECHANISMS NECESSARY TO MEET THE FACILITIES REQUIREMENTS OF THE COMPREHENSIVE PLAN SHALL BE ADOPTED AND MAINTAINED.**

Policy 1.4.1: ~~In order~~ ~~t~~To adequately maintain adopted level of service standards, the City shall maintain an effective and appropriate schedule of user charges and shall employ other appropriate means to properly collect necessary funds including, but not limited to, developer contributions as detailed in developer agreements, proportionate share dollars, and impact fees if applicable.

OBJECTIVE 1.5: **LAND USE DECISIONS AND AVAILABLE RESOURCES WILL BE COORDINATED WITHIN THE 5-YEAR CAPITAL IMPROVEMENTS PLAN. THE PLAN WILL BE ADOPTED ANNUALLY.**

Policy 1.5.1: The City shall review changes to the land use plan for consistency with the 5-Year Capital Improvements Plan.

~~2.0 EXISTING CONDITIONS~~

Comment: Existing Conditions Section removed as it is addressed through the Data and Analysis and is not required to be included in the Comprehensive Plan.

~~This section summarizes the characteristics of existing public facilities and services as presented in the various elements, which comprise this Comprehensive Plan.~~

~~2.1 Characteristics of Major Public Facilities~~

~~2.1.1: Public Education Facilities~~

~~The City is served by six County public schools, one within the City limits. They are as follows:~~

~~1) North Wauchula Elementary School~~
~~1120 North Florida Avenue~~

~~2) Wauchula Elementary School~~
~~400 South Florida Avenue~~

~~3) Hardee Junior High School~~
~~2401 US Highway 17 North~~

4) Hardee Senior High School
830 Altman Road

5) Pioneer Career Academy
2630 Academy Drive

6) Hilltop Elementary
2401 U.S. Highway 17 North

Pioneer Career Academy is located in the City of Zolfo Springs, but is a Hardee County Public School and serves the students of Wauchula. The Academy is an alternative school serving Junior High and High School students.

In order to provide the best educational opportunities for the City's children, the City will coordinate future development with the School Board to ensure that new and existing schools are suited to the population and enrollment. Sites selected must assure proper location on suitable land with acceptable proximity and access to residential areas, parks, and other land uses as applicable.

2.1.2 Public Health Facilities

There are two major health care facilities within the City limits. They are Hardee County Health Department located at 115 K D Revell Road and Florida Hospital Heartland Division located at 533 W. Carlton Street.

2.1.3 Traffic Circulation

The City is located on a major North-South route in Hardee County. U.S. 17 is a principal arterial which is the primary route between Hardee, Polk, and Desoto Counties. S.R. 636 is a minor arterial within the City. The City street system is a grid of streets classified as local roads that run in and around downtown and through the neighborhoods in the City.

The Wauchula Municipal Airport is located three miles southwest of the City, and is operated by the Wauchula Municipal Airport Authority as an agency of the City. The airport provides facilities for flight training, aircraft repair, aircraft storage, and fueling.

2.1.4 Sanitary Sewer (Wastewater) Facilities

~~The City's sanitary sewer system consists of collection, treatment, and disposal facilities. The treatment plant has a capacity of 1.2 million gallons per day. Treatment and disposal are accomplished utilizing secondary wastewater treatment and industrial reuse. No portions of the City are served by septic systems.~~

~~2.1.5 Potable Water Facilities~~

~~The City's potable water supply system consists of water supply wells and elevated and ground storage facilities.~~

~~The City's sources of water are four deep wells located at the water plant and a fifth deep well located at the southwest corner of the intersection of Oak Street and 3rd Avenue. Current demands for potable water are estimated to be 740,000 gallons per day. The City's permitted capacity is 2.3 million gallons per day.~~

~~The City's water facilities are designed to provide treatment consisting of aeration and chlorination. Storage facilities consist of two ground level tanks (250,000 gallons each) and two elevated storage tanks (100,000 gallons and 250,000 gallons).~~

~~2~~.1.6 Stormwater Drainage Facilities

~~Stormwater in the City naturally drains into the Peace River. The drainage system consists of curbs, gutters, and underground storm drains.~~

~~2.1.7 Solid Waste Collection Facilities~~

~~The City provides solid waste collection services for City residents.~~

~~2.1.8 Recreation/Parks and Open Space Facilities~~

~~Publicly provided recreation facilities consist primarily of the park and recreation areas owned and maintained by the City. These areas are provided in the table below:~~

~~**Facility**~~		~~**Size**~~
~~Seminole Park~~		~~1.19 acres~~
~~Little League Ball Park~~		~~15.00 acres~~
~~Crews Park~~		~~1.70 acres~~

~~Main St Heritage Park~~		~~0.51 acres~~
~~Oak St Park~~		~~2.49 acres~~
~~Green St Park~~		~~1.02 acres~~
~~Peace River Park~~		~~155.00 acres~~

~~These public parks and recreation areas offer a wide range of facilities that include: picnic areas, primitive camping areas, walking trails, playgrounds, boat/canoe ramps, tennis courts, baseball fields, and skate ramps and rails.~~

~~2.2 Levels of Service Provided by Major Public Facilities~~

~~This section summarizes results of the analyses of public facilities and services that were performed in the elements of the Comprehensive Plan. This information provides the basis for requirements and priorities of the City to ensure that its goals, objectives, and policies, and its level of service standards are reached and maintained.~~

~~2.2.1 Traffic Circulation~~

~~No problems were identified regarding traffic circulation within the City. The City currently meets or exceeds level of service standards on all City roads.~~

~~Although no public transportation is available in the City, the Coordinated Community Transportation System is available.~~

~~The City is committed to ensuring its ability to meet the needs of its residents and as such, has included various street paving and landscaping of its traffic corridors in its 5-Year Capital Improvement Plan.~~

~~2.2.2 Sanitary Sewer (Wastewater) Facilities~~

~~There are no problems at present regarding the capacity of the City's sanitary sewer facilities to collect, treat, and dispose of the wastewater it generates.~~

~~2.2.3 Potable Water Facilities~~

~~There are no problems associated with the City's potable water facilities.~~

~~2.2.4 Stormwater Drainage Facilities~~

~~There are currently no problems identified with the City's stormwater drainage~~

facilities.

2.2.5 Solid Waste Collection Facilities

There are currently no problems associated with the City's solid waste services.

2.2.6 Recreation/Parks and Open Space

The City contains 176.91 acres of Open Space and Parks, which exceeds the adopted level of service.

2.3 Local Policies and Practices

The City analyzes its capital improvements needs every year as a part of its annual budgeting process. A City-wide Capital Improvements Plan is developed based on the need to expand or rehabilitate city services and facilities as well as the city's ability to financially support the projects. A 5-Year capital outlay schedule is used to provide long-term direction and coordination.

Level of service standards are adopted in the Comprehensive Plan to provide additional guidance in the determination of the need for and timing of capital improvements. The level of service standards may affect the timing and location of development or redevelopment if there is a delay in the provision of necessary facilities and services.

2.4 Need for, and Timing of Capital Improvements

Capital improvements needs that have been identified are listed in the Capital Improvement Program. The listing of capital improvements indicates type of improvement, cost of the project, revenue sources to fund the project, as well as whether need for the project was identified through the Comprehensive Plan.

The capital improvements identified are designed to support efficient land use in the City as presented in the Future Land Use Element, although most of the capital improvements are not necessarily related to future land development. Scheduled capital improvements are designed to address the needs of the current population as well as to respond to population growth.

2.5 Fiscal Implications of Existing Public Facility Deficiencies, Priorities of Need, and Costs of Mitigating Deficiencies

The City intends to finance its Capital Improvements Plan using retained earnings and future operating revenues in addition to state or federal funds, contributions from developers, or other private funding sources. The Capital Improvements Plan will not place an excessive burden on the City's revenue generation capabilities. The prioritization of the capital improvements is based on their relative importance to implementing the goals, objectives, and policies of the Comprehensive Plan. High priority improvements are to be funded earlier and lower priority improvements are to be funded in later years.

Capital improvement needs identified in each element of the Comprehensive Plan will be evaluated. If budget or other constraints exist, capital improvement needs identified in elements pertaining to public safety and welfare will be given priority over needs relating to local amenities, such as parks and recreation. The evaluation of capital improvements projects will include consideration of the following items: the elimination of public hazards and any existing capacity deficits; the impact on the City's budget; financial feasibility; the demands created by any development or redevelopment, including related location needs; and the plans of state agencies.

3.0 Analysis of Existing Conditions

3.1 Necessity for a Capital Improvements Plan to Provide Required Levels of Service

The Capital Improvements Plan presented in this element is not necessary to provide required levels of service. The projects in the plan are designed to enhance the quality of the services provided for City residents. However, capital improvements are planned for future developments, in order to ensure that established levels of service are met at such time that developments occur.

3.2 City's Ability to Finance Capital Improvements

The City has budgeted monies sufficient to finance all projects listed in its Capital Improvements Plan. The City intends to finance all projects using current fund balances or future operating revenues in addition to state or federal funds and developer contributions. The City will also be fiscally responsible in using debt capacity to complete its improvement program.

4.0 Capital Improvements Schedule

This Capital Improvements Plan is primarily composed of projects that will enhance the quality of the services provided to City residents, rather than correct deficiencies

~~in the levels of service. Currently, the City is meeting all specified levels of service in this Comprehensive Plan. All capital improvements are consistent with the City's Comprehensive Plan and are intended to meet the current and future needs of the City.~~

~~This Capital Improvements Element of the City's Comprehensive Plan is further intended to demonstrate the feasibility and sufficiency of the Capital Improvement Plan. The capital improvements in the 5-Year Capital Improvement Plan are based on each element of the Plan and are therefore scheduled to meet the growth projected by the City and support the goals, objectives, and policies of this plan.~~

~~The City will implement the provisions in this Element by adoption of the goals, objectives, and policies and by execution of the Capital Improvements Plan contained herein.~~

~~5.0 Consistency with Comprehensive Plan~~

~~The City will ensure all applicable sub-elements of its Comprehensive Plan are updated to provide for consistency throughout, based on the Capital Improvements Element.~~

CITY OF WAUCHULA

Five-Year Schedule of Capital Improvements

2025-2026 to 2029-2030

Project	Type	Subtype	Location	Revenue Source Detail	Cost Allocation	Schedule (Fiscal Year)
2025-2026						
1st Avenue Sidewalk	Infrastructure	Roads	Bay Street	CRA	$ 13,000.00	2025-2026
Advanced Metering Infrastruction (AMI) Design and Installation	Infrastructure	Meter Reader	City-Wide	DEP	$ 4,750,000.00	2025-2026
Airport Deepwell Design	Infrastructure	Water	Airport	Legislative Appropriation	$ 1,332,938.00	2025-2026
Airport Fuel Farm	Infrastructure	Airport	Airport	FAA	$ 159,000.00	2025-2026
Airport Fuel Farm	Infrastructure	Airport	Airport	FDOT	$ 7,000.00	2025-2026
Airport Rotating Beacon and Tower	Infrastructure	Airport	Airport	Legislative Appropriation	$ 325,000.00	2025-2026
Airport T-Hangars- Design & Construction #1	Facility	Airport	Airport	Legislative Appropriation	$ 2,500,000.00	2025-2026
Airport T-Hangars- Design & Construction #2	Facility	Airport	Airport	Legislative Appropriation	$ 5,000,000.00	2025-2026
Alabama Street Roadway Improvements	Infrastructure	Roads	Alabama Street	FDOT	$ 359,888.00	2025-2026
Auditorium Improvements- Ceiling and Backstage	Facility	Historic City Hall	225 E Main St	CRA	$ 500,000.00	2025-2026
Auditorium Improvements- Fire Protection & ADA	Facility	Historic City Hall	225 E Main St	Legislative Appropriation	$ 2,500,000.00	2025-2026
Bay Street Sidewalk- 1600 Feet	Infrastructure	Roads	Bay Street	CRA	$ 26,000.00	2025-2026
Downing Circle Mill and Repave	Infrastructure	Roads	Downing Circle	General Fund	$ 230,000.00	2025-2026
Farr Field Recreation Complex	Facility	Parks	Florida Avenue	CRA	$ 632,542.00	2025-2026
Farr Field Recreation Complex	Facility	Parks	Florida Avenue	Legislative Appropriation	$ 2,867,458.00	2025-2026
Hardee Crossings	Infrastructure	Electric	City-Wide	Utility Fund	$ 10,000.00	2025-2026
Heard Bridge Water Line Loop Construction	Infrastructure	Water	Heard Bridge	TBD	$ 314,000.00	2025-2026
Heardbridge Loop Construction	Infrastructure	Water	Heardbrdige Road	EDA	$ 1,000,000.00	2025-2026
Heritage Park Restroom Improvements	Infrastructure	Parks	Heritage Park	Legislative Appropriation	$ 500,000.00	2025-2026
Hidden Creek Street Lights	Infrastructure	Roads	Hidden Creek	General Fund	$ 50,000.00	2025-2026
Hogan Street Extension	Infrastructure	Roads	Hogan Street	Rural Infrastructure Grant	$ 441,125.00	2025-2026
In-Fill Housing Project	Facility	CRA	CRA Wide	CRA	$ 1,245,000.00	2025-2026
LED Street Lighting	Infrastructure	Electric	City-Wide	Utility Fund	$ 70,000.00	2025-2026
New Terminal/Pilots Lounge- Design & Construction	Facility	Airport	Airport	Legislative Appropriation	$ 500,000.00	2025-2026
Paving/Parking at Warehouse	Facility	Parking Lot	1108 E Main St	Utility Fund	$ 100,000.00	2025-2026
Peace Drive Sewer Replacement	Infrastructure	Sewer	City-Wide	Utility Fund	$ 40,000.00	2025-2026
Power Plant Demolition	Infrastructure	Electric	Substation	Legislative Appropriation	$ 4,000,000.00	2025-2026
Power Plant Site Rehabilitation	Infrastructure	Electric	Substation	CRA	$ 1,000,000.00	2025-2026
Public Safety Essential Response Facility	Facility	Electric	1108 E Main St	Legislative Appropriation	$ 5,000,000.00	2025-2026
Public Works Fuel Station	Facility	Public Works	175 Griffin Road	General Fund	$ 15,350.00	2025-2026
Public Works Fuel Station	Facility	Public Works	175 Griffin Road	FDEM-HMGP	$ 184,300.00	2025-2026
Public Works Fuel Station	Facility	Public Works	175 Griffin Road	Utility Fund	$ 15,350.00	2025-2026
Public Works Fuel Station	Facility	Public Works	175 Griffin Road	Sanitation Fund	$ 15,375.00	2025-2026
Replace Sewer between Knollwood Circle and Farr Field	Infrastructure	Sewer	Walton	Utility Fund	$ 450,000.00	2025-2026
Riverview Heights Water Line Loop Construction	Infrastructure	Water	Riverview	TBD	$ 2,305,000.00	2025-2026
Riverview Heights Water Line Loop Design	Infrastructure	Water	Riverview	EDA	$ 195,000.00	2025-2026
Road Improvements- Oak, Bay, & Palmetto	Infrastructure	Roads	City-Wide	HUD	$ 2,000,000.00	2025-2026
Runway Extension Study, Design & Construction	Infrastructure	Airport	Airport	FDOT	$ 9,950,000.00	2025-2026
S. 8th Avenue Sidewalk	Infrastructure	Roads	8th Ave- Orange to Melendy	CRA	$ 61,000.00	2025-2026
Senior Center Design and Construction	Infrastructure	General	Oak Street	Legislative Appropriation	$ 3,000,000.00	2025-2026
Southwest Area Elevated Water Tower with Transmission Lines	Infrastructure	Water	Southwest	Legislative Appropriation	$ 8,212,789.00	2025-2026
Tennessee Street Roadway Improvements	Infrastructure	Roads	Tennessee Street	FDOT	$ 405,509.00	2025-2026
Underground Reconductoring at Valencia	Infrastructure	Electric	City-Wide	Utility Fund	$ 30,000.00	2025-2026
2026-2027						
10th Ave Stormwater Pipe Lining (if not done with SCOP project)	Infrastructure	Roads	10th Ave- Peace to FL	General Fund	$ 250,000.00	2026-2027
10th Avenue Pedestrian, Roadway and Drainage Improvements	Infrastructure	Roads	10th Avenue	FDOT	$ 2,570,630.00	2026-2027
Abandon Sewer Behind Oak Forest- Reroute to Sunset Park	Infrastructure	Sewer	Oak Forest - Sunset Park	SRF	$ 300,000.00	2026-2027
Abandon Sewer Behind Stadium- Reroute to Orange Ave	Infrastructure	Sewer	Wildcat Way - Orange Ave	SRF	$ 743,000.00	2026-2027

CITY OF WAUCHULA

Five-Year Schedule of Capital Improvements

2025-2026 to 2029-2030

Project	Type	Subtype	Location	Revenue Source Detail	Cost Allocation	Schedule (Fiscal Year)
Airport Deepwell Construction	Infrastructure	Water	Airport	Legislative Appropriation	TBD	2026-2027
Construct Apron Expansion - Phase 1	Infrastructure	Airport	Wauchula Airport	FDOT	$ 25,000.00	2026-2027
Construct Apron Expansion - Phase 1	Infrastructure	Airport	Wauchula Airport	FAA	$ 450,000.00	2026-2027
Construct Apron Expansion - Phase 1	Infrastructure	Airport	Wauchula Airport	Airport Fund	$ 25,000.00	2026-2027
Court Street Roadway Improvements	Infrastructure	Roads	Court Street	FDOT	$ 184,223.00	2026-2027
Design Apron Expansions - Phase 1 and 2	Infrastructure	Airport	Wauchula Airport	FDOT	$ 5,000.00	2026-2027
Design Apron Expansions - Phase 1 and 2	Infrastructure	Airport	Wauchula Airport	FAA	$ 90,000.00	2026-2027
Design Apron Expansions - Phase 1 and 2	Infrastructure	Airport	Wauchula Airport	Airport Fund	$ 5,000.00	2026-2027
Hanchey Road Reconductoring (Engineering and Construction)	Infrastructure	Electric	Hanchey Road	Utility Fund	$ 100,000.00	2026-2027
Hardee Crossings	Infrastructure	Electric	City-Wide	Utility Fund	$ 10,000.00	2026-2027
Heard Bridge Water Line Loop Design	Infrastructure	Water	Heard Bridge	EDA	$ 170,000.00	2026-2027
LED Street Lighting	Infrastructure	Electric	City-Wide	Utility Fund	$ 70,000.00	2026-2027
Resurface South Admin Parking Lot	Infrastructure	Parking Lot	126 S 7th Avenue	General Fund	$ 100,000.00	2026-2027
S. 7th Avenue Sidewalk	Infrastructure	Roads	7th Ave - Bay to Melendy	CRA	$ 54,000.00	2026-2027
Solar Farm Project	Infrastructure	Electric	City-Wide	Utility Fund	TBD	2026-2027
South Florida Avenue Water & Wastewater Extension	Infrastructure	Water/Sewer	S. FL Ave	EDA	$ 200,000.00	2026-2027
Turner Avenue Roadway Improvements	Infrastructure	Roads	Turner Avenue	FDOT	$ 441,323.00	2026-2027
Underground Knollwood	Infrastructure	Electric	City-Wide	Utility Fund	TBD	2026-2027
Underground Oak Forest/Crosby	Infrastructure	Electric	City-Wide	Utility Fund	TBD	2026-2027
2027-2028						
LED Street Lighting	Infrastructure	Electric	City-Wide	Utility Fund	$ 70,000.00	2027-2028
2028-2029						
Industrial Park Access Road- Design	Infrastructure	Airport	Wauchula Airport	FAA	$ 30,000.00	2028-2029
Industrial Park Access Road- Design	Infrastructure	Airport	Wauchula Airport	Airport Fund	$ 30,000.00	2028-2029
LED Street Lighting	Infrastructure	Electric	City-Wide	Utility Fund	$ 70,000.00	2028-2029
Replace Sewer from LS#3 Down Carlton Street	Infrastructure	Sewer	Farr Field - Carlton Street	SRF	$ 602,000.00	2028-2029
2029-2030						
Industrial Park Access Road- Construction	Infrastructure	Airport	Wauchula Airport	FAA	$ 400,000.00	2029-2030
Industrial Park Access Road- Construction	Infrastructure	Airport	Wauchula Airport	Airport Fund	$ 100,000.00	2029-2030
LED Street Lighting	Infrastructure	Electric	City-Wide	Utility Fund	$ 70,000.00	2029-2030

City of Wauchula

Hardee County, Florida

Comprehensive Plan Update

2026 EAR-Based Amendments

Public School Facilities Element

PUBLIC SCHOOL FACILITIES ELEMENT

~~City of Wauchula 2030 Comprehensive Plan~~

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended and are not adopted as part of the Element.

INTRODUCTION:

The Public Schools Facility Element includes objectives and policies to support the provision of public school facilities in a timely manner. The Wauchula City Commission does not have the authority to directly provide school facilities. The Hardee County School Interlocal Agreement is a formal collaboration between the School Board of Hardee County, the county, and various city governments within the county to manage public school facility planning. implement school concurrency and ensure alignment between school growth and local land-use planning. This Element addresses the 10-year short-term planning horizon (2037) and the 20-year long-term planning horizon (2050) as required by Florida Statutes.

Comment: New section added to state the purpose of the Public School Facilities Element; Language added to reflect the two planning horizons as required by Florida Statute 163.3177(5)(a).

GOALS, OBJECTIVES, AND POLICIES

GOAL 1: **PROVIDE FOR THE FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES IN A MANNER CONSISTENT WITH LEVEL OF SERVICE STANDARDS. THE IMPLEMENTATION OF SCHOOL CONCURRENCY WILL BE ACCOMPLISHED BY ADHERING TO AND RECOGNIZING THE CITY OF WAUCHULA'S AUTHORITY IN LAND USE DECISIONS, WHICH INCLUDE THE AUTHORITY TO APPROVE OR DENY COMPREHENSIVE PLAN AMENDMENTS, RE-ZONINGS, OR OTHER DEVELOPMENT ORDERS THAT GENERATE STUDENTS AND IMPACT HARDEE COUNTY'S SCHOOL SYSTEM; AND THE HARDEE COUNTY SCHOOL BOARD'S STATUTORY AND CONSTITUTIONAL RESPONSIBILITY TO PROVIDE ADEQUATE PUBLIC SCHOOLS.**

OBJECTIVE 1: **LEVEL OF SERVICE (LOS) STANDARDS SHALL BE ADOPTED IN ORDER TO ENSURE THAT THERE IS SUFFICIENT SCHOOL CAPACITY TO SUPPORT STUDENT GROWTH FOR EACH YEAR OF THE FIVE-YEAR PLANNING PERIOD AND FOR THE LONG-TERM PLANNING HORIZON.**

Measurable Target: Maintain LOS for public school facilities

Policy 1.1: The adopted level of service (LOS) standard for Hardee County Public Schools is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of school utilization that will be permitted in the School District of Hardee County. The LOS shall be established for all school types within the School District of Hardee County as 100% of the FISH permanent capacity, plus up to 25% of FISH permanent capacity for portables.

~~**Policy 1.2:** The adopted LOS standard shall become applicable to Wauchula no later than the beginning of the 2008-2009 school year.~~

Comment: Policy is outdated and is proposed to be removed.

Policy 1.~~3~~2: Individual schools are discouraged from operating in excess of the established LOS. Moreover, the issuance of development orders and building permits shall be strictly conditioned upon the availability of school capacity and the maintenance of the adopted LOS.

~~**Policy 1.4:** The City may use the lack of school capacity demonstrated by an unfavorable concurrency determination by the School Board as a reason for denial of a development.~~

Comment: Policy deleted as language is included in Policy 3.3.

Policy 1.~~5~~4: The LOS standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements. The Five-Year Schedule of Capital Improvements shall be reviewed with the School District's Five-Year Work Plan, to be adopted by the School District on or before October 1 of each year, and together with the Five-Year Schedule of Capital Improvements be updated and adopted annually, thus ensuring those projects necessary to address the existing deficiencies, and to meet future needs based on the adopted LOS are adequately planned for.

Policy 1.~~6~~5: Potential amendments to the adopted LOS shall be considered annually, but no later than the second amendment cycle scheduled by the City Commission. The initiating Party shall provide a memorandum to all involved parties – the School Board, County, and Municipalities – that includes a description of the proposed amendment, a statement

regarding the impact of the proposed amendment to the City of Wauchula Comprehensive Plan, and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained over the five years of the Capital Facilities Plan. All proposed amendments shall be reviewed by the Hardee County Educational Concurrency Review Committee and the Joint Staff School Concurrency Review Group, which will provide a recommendation of approval or denial. If there is a consensus to amend the adopted LOS, it shall be accomplished through an amendment to the Interlocal Agreement and the adoption of amendments to the County's and each Municipality's comprehensive plan. The amended LOS shall not be effective until all plan amendments are effective, and the amended Interlocal Agreement is fully executed.

Policy 1.~~7~~6: Annual plan amendments shall include the addition of a new fifth year to the Schedule of Capital Improvements; updating the financially feasible public schools facilities capital program and coordinating the program with the 5-year district facilities work plan, to be adopted by the School District on or before October 1 of each year, the plans for local and county governments and, as necessary, updates to the concurrency service area map shall be adopted. The annual plan amendments shall ensure the capital improvements program continues to be financially feasible and the level of service standards will continue to be achieved and maintained.

Policy1.6: The City hereby adopts by reference, the Hardee County School District 5-year Facilities Work Program, as approved annually by the Hardee County School Board as part of its Schedule of Capital Improvements.

Comment: Policy added to reflect City's recognition of adopted School District 5-year Facilities Work Program

OBJECTIVE 2: **THE CITY IN CONJUNCTION WITH THE COUNTY SCHOOL BOARD SHALL ~~ESTABLISH~~ IMPLEMENT SCHOOL CONCURRENCY SERVICE AREAS (CSA), WITHIN WHICH A DETERMINATION CAN BE MADE AS TO WHETHER THERE IS ADEQUATE SCHOOL CAPACITY AVAILABLE BASED ON THE ADOPTED LOS STANDARDS, AND A PROPER ANALYSIS CAN BE CONDUCTED TO EXAMINE THE AVAILABILITY OF CAPACITY IN ADJACENT CSA~~'~~S IF CAPACITY IS NOT AVAILABLE IN THE PRIMARY.**

Comment: Language changed from "establish" to "implement" since the CSAs exist.

Measurable Target: Maintain CSA boundaries for public school facilities; adherence to Interlocal Agreement.

Policy 2.1: The Concurrency Service Areas shall be based on the School District's elementary school attendance zones~~, as depicted in Appendix A and incorporated herein by reference~~. The CSA for the sole middle, alternative and high school shall be countywide.

Comment: Reference to the location of the school district zone map removed as the School Board maintains the map.

Policy 2.2: Potential amendments to the adopted CSA(s) shall be considered annually, but no later than the second amendment cycle scheduled by the City Commission. The Initiating Party shall provide a memorandum to all involved parties – the School Board, County, and Municipalities – that includes a description of the proposed amendment, a statement regarding the impact of the proposed amendment on the City of Wauchula Comprehensive Plan~~,~~ and supporting data and analysis that demonstrates that the amendment is financially feasible and can be achieved and maintained over the five years of the Capital Facilities Plan. All proposed amendments shall be reviewed by the Hardee County Educational Concurrency Review Committee and the Joint Staff School Concurrency Review Group, which will provide a recommendation of approval or denial. If there is a consensus to amend the adopted CSA(s), it shall be accomplished through an amendment to the Interlocal Agreement and the adoption of amendments to the County's and each Municipality's comprehensive plan. The amended CSA(s) shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.

Policy 2.3: Wauchula's ~~County's~~ Concurrency Service Areas shall be as established within the Interlocal Agreement for Public School Facility Planning entered into between the City of Wauchula and the School Board of Hardee County, Florida; said Agreement satisfying the requirement of s. 163.31777, F.S.

Policy 2.4: Adopted CSA~~'~~s shall demonstrate that the adopted LOS standards will be achieved and maintained each year of the five year Capital Facilities Plan and that the utilization of the school capacity is maximized to the greatest extent possible, taking into account transportation costs and other relevant factors. CSA~~'~~s shall also take into account the extent to which development approvals have been issued by the City based on

the availability of school capacity in a CSA contiguous to the CSA in which a development has been approved. Individual schools are discouraged from operating in excess of the established LOS. Moreover, the issuance of development orders and building permits shall be strictly conditioned upon the availability of school capacity and the maintenance of the adopted LOS.

OBJECTIVE 3: **ENSURE THAT COMPREHENSIVE PLAN AMENDMENTS AND OTHER LAND USE DECISIONS ARE SIMULTANEOUSLY EVALUATED WITH SCHOOL CAPACITY AVAILABILITY WITHIN THE PRIMARY CSA AND THOSE CSA'S THAT ARE CONTIGUOUS.**

Measurable Target: Measure of impact of development on CSA

Policy 3.1: To ensure adequate school capacity, School Board findings and comments on the availability of adequate school capacity when considering the decision to approve comprehensive plan amendment and other land use decisions will occur ~~as provided for in Section 163.3177(6)(a), F.S.~~

Comment: Reference to Florida Statutes removed as Florida Statutes no longer includes a School Element.

Policy 3.2: The City of Wauchula shall identify methods to direct development to areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to or set aside for purchase by the School Board in written agreements approved by the School Board.

Policy 3.3: In any instance where capacity will not be available to serve students to be generated by a development seeking approval and subsequent to the contiguous CSA analysis that demonstrates there is no available capacity, and proportionate share mitigation is not an option, the school capacity deficiency shall be a basis for denial of the proposal.

Policy 3.4: Hardee County School District staff shall review potential new development student generation impacts and available school capacity. Where capacity will not be available to serve students from the property seeking to increase residential capacity, and subsequent to the contiguous CSA analysis that demonstrates there is no available capacity, and proportionate share mitigation is not an option, the School District staff shall not issue a favorable concurrency determination and shall so advise the School Board. The School Board

shall take formal action on the School District's staff recommendation. The City may use the lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial.

OBJECTIVE 4: **ENSURE THAT THE PLANNING AND CONSTRUCTION OF EDUCATIONAL FACILITIES ARE COORDINATED SO THAT THE TIMING IS PROPER AND THE SELECTED LOCATION IS COMPATIBLE WITH THE SURROUNDING AREA, CONCURRENT WITH NECESSARY SERVICE AND INFRASTRUCTURE, AND CONSISTENT WITH THE COMPREHENSIVE PLAN.**

Measurable Target: Review of locations for schools for compatibility, infrastructure needs, consistency with Comprehensive Plan

Policy 4.1: The City of Wauchula shall coordinate with the School Board so that proposed public school facility sites are consistent with the applicable future land use designations and policies of the comprehensive plan, as well as the regulations of the applicable Zoning Districts. Pursuant to Section 1013.33, F.S., the City will consider each site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. In addition, road capacity and traffic concerns will also be evaluated. The City will also continue to pursue the development of mutually acceptable guidelines for the selection of future school sites including, but not limited to: a) acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs deemed beneficial for joint-uses, as identified by the School District of Hardee County and the City; b) coordination of the location, phasing, and the development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility; and c) preferences for residential, urban areas with allowances for rural sites as deemed necessary and appropriate under certain circumstances.

Policy 4.2: The City will include sufficient allowable future land use designations for schools approximate to residential development to meet the projected needs for schools. Schools are an allowable land use in all current and future land use plan categories, except heavy industrial and conservation or preservation type land uses designating environmentally sensitive areas. The City shall clearly identify in the Future Land Use Element and Land Development Regulations the land use and zoning categories in which schools are allowable uses.

Policy 4.3: The City of Wauchula shall coordinate with the School Board to evaluate and locate potential sites where the co-location of public facilities, such as parks, libraries, and community centers, with schools can be selected and development plans can be prepared.

Policy 4.4: ~~In order t~~To coordinate the effective and efficient provision and siting of public school facilities with associated infrastructure and services within the School District of Hardee County, the City and the School Board shall meet jointly to:

a. Coordinate long range facilities for the School District with review of the five-year capital improvement plan of Wauchula, and the five-year facilities work program of the School District;

b. Coordinate review and assessment of the associated costs and expenditures of siting and constructing schools with required public infrastructure;

c. Coordinate review of planned residential development based on densities permitted in the future land use categories of the Comprehensive Plan;

d. Use of a unified database including population (forecasts of student population), land use and facilities.

Policy 4.5: The City and the School Board shall permit and encourage the joint-use of school sites and County Facilities with similar facility needs, such as libraries, parks and recreation facilities, and health care facilities. Also, the City will coordinate with the School Board in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

OBJECTIVE 5: **ENHANCE COMMUNITY DESIGN THROUGH EFFECTIVE SCHOOL FACILITY DESIGN AND SITING STANDARDS. ENCOURAGE THE SITING OF SCHOOL FACILITIES SO THAT THEY ARE COMPATIBLE WITH THE SURROUNDING LAND USE.**

Measurable Target: Community design standards apply to school facilities.

Policy 5.1: The City shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the City's comprehensive plan and the public school facilities programs, such as: (a) greater efficiency for the

School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems; b) improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs; c) the location and design of schools and parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and d) the expansion and rehabilitation of existing schools to support neighborhoods.

Policy 5.2: Encourage the use of sustainable design and performance standards, such as using energy efficient and recycled materials to reduce long term costs.

Policy 5.3: Coordinate emergency preparedness issues with the School District including, but not limited to, the use of school facilities as public shelters during emergencies.

Policy 5.4: Bicycle access and trails to public schools should be incorporated in trail projects and programs that are currently scheduled by the City. Parking and sidewalks at public schools will be provided consistent with applicable land development regulations.

GOAL 2: **IT IS THE GOAL OF THE CITY OF WAUCHULA TO ESTABLISH A PROCESS FOR THE IMPLEMENTATION OF SCHOOL CONCURRENCY BY PROVIDING FOR CAPACITY DETERMINATION STANDARDS, AVAILABILITY STANDARDS, APPLICABILITY STANDARDS, AND PROPORTIONATE SHARE MITIGATION.**

OBJECTIVE 6: **ESTABLISH STANDARDS FOR REVIEWING AND APPROVING DEVELOPMENT CONCURRENT WITH ADEQUATE SCHOOL CAPACITY.**

Measurable Target: Applied concurrency levels of service

Policy 6.1: The School District will determine whether adequate school capacity exists for a proposed development, based on LOS standards, CSA's, and other standards stipulated in the "Hardee County Interlocal Agreement for School Facilities Planning and Siting".

Policy 6.2: The School District will conduct a concurrency review and issue a Concurrency Determination that includes and shares with the City findings and recommendations of whether there is adequate school capacity to accommodate a proposed development for each type of

school within the affected CSA consistent with the LOS standard. The School District shall issue a concurrency determination based on the findings and recommendations.

Policy 6.3: The City shall not deny a subdivision plat or site plan (or functional equivalent) for the failure to achieve and maintain the adopted LOS for public school capacity where:

1. Adequate school facilities will be in place or under construction within three (3) years after the issuance of the subdivision plat or site plan (or functional equivalent);

2. Adequate school facilities are available in an adjacent CSA and the capacity impacts of development can be shifted to that area through, for example, redistricting; or

3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent).

Policy 6.4: Pursuant to the implementation of the "Hardee County Interlocal Agreement for School Facilities Planning and Siting", if concurrency review by the School District determines that adequate capacity will not be in place or under actual construction within three (3) years after a final subdivision plat or site plan is approved, and that mitigation is not an acceptable alternative, the City will not continue to process a development application, unless revised to meet concurrency standards. If it is determined that adequate capacity does not exist but the impact of the development can be mitigated as achieved for through proportionate share mitigation or some other means, the development application may remain active pending the conclusion of the mitigation negotiation, pursuant to provisions of the "Hardee County Interlocal Agreement for School Facilities Planning and Siting".

OBJECTIVE 7: **ESTABLISH PROPORTIONATE SHARE MITIGATION ALTERNATIVES WHICH ARE FINANCIALLY FEASIBLE AND WILL ACHIEVE AND MAINTAIN THE ADOPTED LOS STANDARD CONSISTENT WITH THE ADOPTED SCHOOL BOARD'S FINANCIALLY FEASIBLE CAPITAL IMPROVEMENT PLAN.**

Measurable Target: Mitigation procedures applied

Policy 7.1: In the event that mitigation is an acceptable alternative to offset the

impacts of a proposed development, where the adopted LOS standards would otherwise be exceeded, the following options listed below, for which the School District assumes operational responsibility through incorporation in the adopted School Board's financially feasible Capital Improvements Program and which will maintain the adopted LOS standards, shall include the donation, construction, or funding of school facilities created by the proposed development school facilities will be in place or under construction within three (3) years after the issuance of the subdivision plat or site plan (or functional equivalent).

Policy 7.2: Proposed mitigation shall be directed toward a permanent capacity improvement identified in the School Board's financially feasible 5-Year Capital Improvement Program. Consideration may be given by the School Board to place an additional improvement required for mitigation on its Capital Improvement Program. The proposed mitigation must satisfy the demand created by the proposed development consistent with the adopted LOS standards or identified as an amendment to the adopted Capital Improvements Program. Portable classrooms will not be accepted as mitigation.

Policy 7.3: Mitigation shall not be required when the adopted LOS cannot be met in a particular CSA, if the needed capacity for the development is available in one or more contiguous CSA(s) and the impacts of the development can be shifted to that CSA.

Policy 7.4: Mitigation shall be directed to projects on the School Board's financially feasible Capital Improvement Program that the School Board agrees will satisfy the demand created by that development approval~~,~~ and shall be assured by a legally binding development agreement between the School Board, the relevant local government, and the applicant executed prior to the issuance of the subdivision plat, site plan, or functional equivalent. If the school agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation on its Capital Improvement Program. This development agreement shall include landowner's commitment to continuing renewal of the development agreement upon its expiration.

Policy 7.5: The applicant's total proportionate share mitigation obligation to resolve a capacity deficiency shall be based on the following formula, for each school level: multiply the number of new student stations required to serve the new development by the average cost per student

station. The average cost per student station shall include school facility development costs and land costs. The applicant's proportionate share mitigation obligation (PSMO) will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value. The process to determine proportionate share mitigation obligation shall be as follows:

Step 1: Determine the number of students to be generated by the development.

D.U. x SGR (by DU and School Type) = # of SS,
where: DU=dwelling units by type;
SGR=Student Generation Rate
SS= Student Stations

Step 2: Comparing the available capacity to the number of student stations calculated in Step 1 to assess the need for mitigation.

Available capacity - # of SS = Shortfall or Surplus

Step 3: Evaluating the available capacity in contiguous service areas.

If Step 2 results in a negative number, repeat that step for one or more contiguous service areas. If this step results in a negative number, then proceed to Step 4 to calculate the proportionate share mitigation.

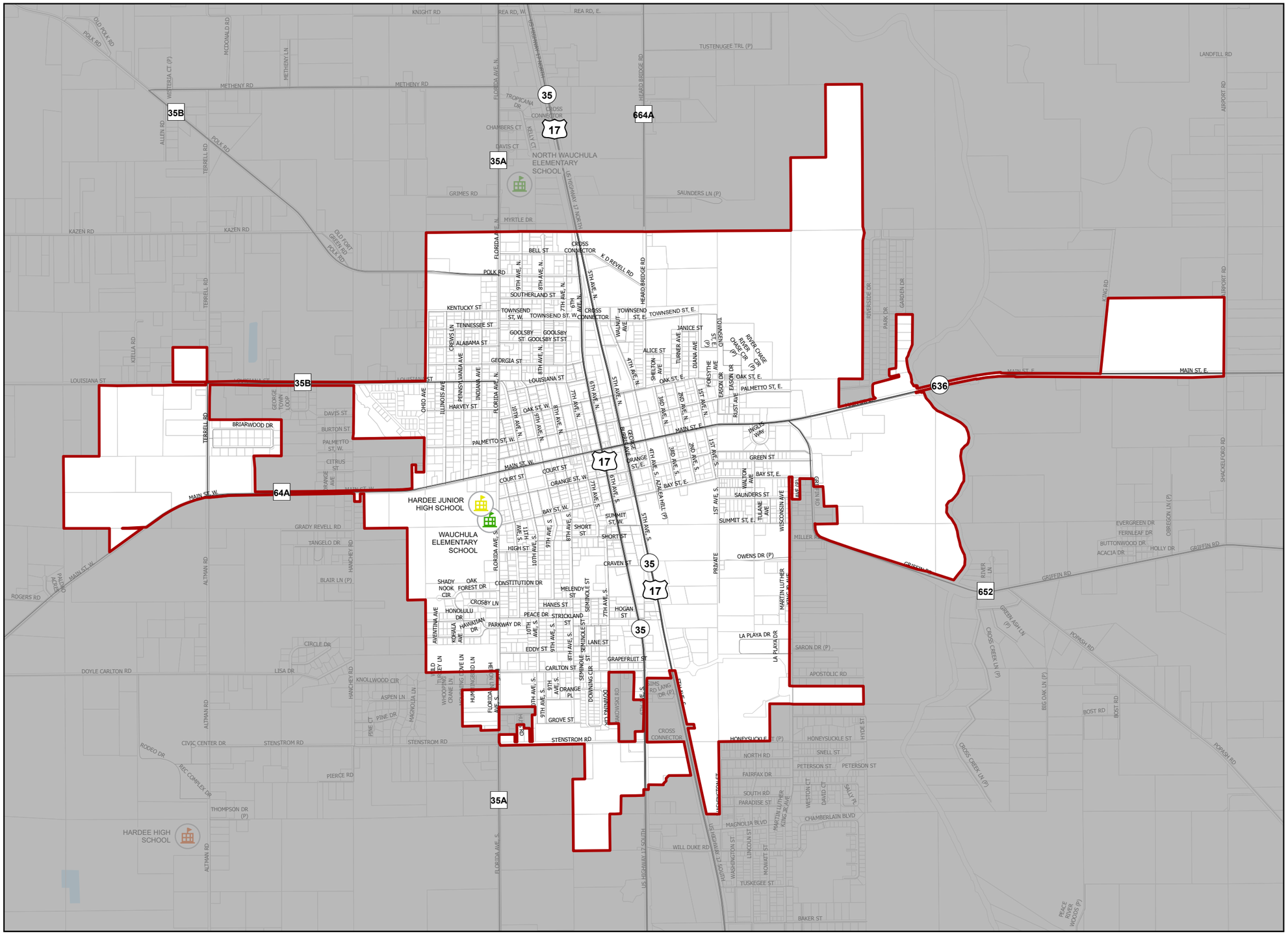
Step 4: Calculating proportionate share mitigation.

Needed additional SS x AC/S = PSMO
where: SS = Student Stations
AC/S=Average cost/student

Policy 7.6: The student generation rates used to determine the impact of a particular development application on public schools are hereby adopted into the Wauchula Comprehensive Plan. The student generation rates shall be reviewed and updated every two (2) years in accordance with professionally accepted methodologies~~,~~ and shall be incorporated into the City's Comprehensive Plan. The table shown below details the currently adopted student generation rates.

STUDENT GENERATION RATES		
School Type	**Student Generation Rate**	**Acres per School**
Elementary	0.15	20
Middle	0.08	40
High	0.09	60

CITY OF WAUCHULA
PSFE MAP 1 - PUBLIC SCHOOLS FACILITIES



Legend

- Wauchula City Limits
- Parcels

Public School Facilities

- Elementary
- Middle
- High

City of Wauchula
126 South 7th Avenue, Wauchula, FL
(863) 773-3131
www.cityofwauchula.gov

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 East Church Street, Bartow, FL
(863) 534-7130
www.cfrpc.org

N

DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.
Data Sources:
Central Florida Regional Planning Council
City of Wauchula
Hardee County Property Appraiser

Miles

0 ¼ ½ 170

Date: 1/15/2026 Created by: Matt Bushey | Document Path: D:\Projects\EARS2025\Wauchula\Wauchula EAR 2026\Wauchula EAR 2026.aprx

City of Wauchula

Hardee County, Florida

Comprehensive Plan Update

2026 EAR-Based Amendments

Definitions and Acronyms

LIST OF DEFINITIONS AND ACRONYMS

~~City of Wauchula 2030 Comprehensive Plan~~

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.
Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended and are not adopted as part of the Element.

~A~

Adjacent Municipalities: Those municipalities that could have an immediate effect on land use decisions.

Adaptive Use: The process of converting a building to a use other than that for which it was originally designed.

~~**ADF:** Average daily flow.~~

Affordable Housing: Housing for which monthly rents or monthly mortgage payments, including taxes, insurance and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for households or persons indicated in s. 420.004, F.S. Affordable housing definitions that are prescribed by other affordable housing programs administered by either HUD or the State may be used by local governments if such programs are implemented by the local government to provide affordable housing. ~~(s. 9J-5.003 F.A.C.)~~

Agricultural Uses: Activities within land areas which are predominantly used for the cultivation of crops and livestock including: crop land; pasture land; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas. ~~(s. 9J-5.003 F.A.C.)~~

Airport Clear Zone: A designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations. ~~(s. 9J-5.003 F.A.C.)~~

Airport Facility: Any area of land or water improved, maintained or operated by a governmental agency for the landing and takeoff of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way. ~~(s. 9J-5.003 F.A.C.)~~

Amendment: Any action of a local government which has the effect of amending, adding to,

deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modification of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b), F.S., and corrections, updates or modifications of current costs in other elements, as provided in Subsection 163.3187(2). F.S. ~~(s. 9J-5.003 F.A.C.)~~

Amnesty Days: A period time authorized by the state for the purpose of purging small quantities of hazardous waste, free of charge, from the possession of homeowners, farmers, schools, state agencies, and small businesses. (§403.7264 F.S.)

Annexation: The adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality. (§171-031 F.S.)

Antiquated Subdivision: A subdivision that was recorded or approved more than 20 years ago that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision's zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located.

Aquifer: A water-bearing stratum of permeable rock, sand, or gravel.

Aquifer Recharge: The replenishment of groundwater in an aquifer occurring primarily as result of infiltration of rainfall, and secondarily by the movement of water from adjacent aquifers or surface water bodies.

Arterial ~~Road~~: A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and relatively high operating speed. In addition, every United States numbered highway is an arterial road. ~~(§9J-5.003 F.A.C.)~~

~~**Availability or Available:** With regard to the provision of facilities and services concurrent with the impacts of development, means that at a minimum the facilities and services will be provided in accordance with the standards set forth in Rule 9J-S.0055(2), Florida Administrative Code. (§9J-5.003 F.A.C.)~~

~B~

Best Management Practice (BMP): A practice or combination of practices that are determined to be the most effective, practical means of preventing or reducing the amount of pollution generated by nonpoint sources to a level compatible with water quality goals.

Bicycle and Pedestrian ~~Ways~~ Routes: Any road, path, or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded. ~~(§9J-5.003 F.A.C.)~~

Blighted Areas: Developed areas which have deteriorated through neglect or abandonment and which could benefit the community if redeveloped.

Buffer: An area or strip of land established to separate and protect one type of land use from another with which it is incompatible. A buffer area typically is landscaped and contains vegetative plantings, berms, and/or walls or fences to create a visual and/or sound barrier between the two incompatible uses.

Building: A structure created to shelter any form of human activity. This may refer to a house, barn, garage, church, hotel, packing house, or similar structure. Buildings may refer to a historically or architecturally-related complex, such as a house or jail, or a barn.

~C~

Capital Budget: The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year. ~~(§9J-5.003 F.A.C.)~~

Capital Improvement: Physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements. ~~(§9J-5.003 F.A.C.)~~

Central Business District: A compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction. ~~(s. 9J-5.003 F.A.C.)~~

~~**CIE:** Capital Improvements Element of the Comprehensive Plan of the City.~~

~~**CIP** (~~**Capital Improvement Program (CIP):** A five-year listing of proposed capital improvement projects.

Cluster Development: A development pattern - for residential, commercial, industrial, institutional, or combinations of such uses - in which the uses are grouped or "clustered" through a density transfer, rather than spread evenly throughout a parcel as a conventional lot-by-lot development.

Clustering: The grouping together of structures and infrastructure on a portion of a development site. ~~(s. 9J-5.003 F.A.C.)~~

Collector ~~Road~~: A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads. ~~(§9J-5.003 F.A.C.)~~

Commercial Uses: Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services. ~~(§9J-5.003 F.A.C.)~~

Community Park: A park between 16 and 100 acres in size designed to serve more than one neighborhood.

Compatibility: A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. ~~(s. 9J-5.003 F.A.C.)~~

Comprehensive Plan: Any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Community Planning Act, as amended.

Concurrency: The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur. ~~(§9J-5.003 F.A.C.)~~

Concurrency Management System: The procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development. ~~(§9J-5.003 F.A.C.)~~

Cone of Influence: An area around one or more major water wells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth. ~~(§9J-5.003 F.A.C.)~~

Conservation Easement: See Easement.

Conservation Uses: Activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats. ~~(s. 9J-5.003 F.A.C.)~~

Consistency: Comprehensive plans are considered to be consistent with each other when land uses, proposed land uses, and impacts from proposed development are compatible with, or not in conflict with, land uses, proposed land uses or impacts from proposed development in an adjacent city or county.

Constrained Facility: A segment of roadway on the state highway system operating below the adopted level of service standard and unable to reach the standard because of prohibitive costs and environmental constraints. Existing level of service must be maintained on these roadways.

Critical Habitat: The specific area within a geographical area occupied by plant or animal species listed by the Florida Department of Agriculture and Consumer Services, Florida Game and Freshwater Fish Commission, or U.S. Fish and Wildlife Service as endangered, threatened, or species of special concern on which are found those physical or biological features (a) essential to the conservation of the species and (b) which may require special management considerations or protection.

~~**Currently Available Revenue Sources:** An existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum. (§9J-5.003 F.A.C.)~~

~D~

~~**DCA (FDCA):** The Florida Department of Community Affairs.~~

Demolition: The complete or constructive removal of any or part or whole of a building or structure upon any site when same will not be relocated intact to a new site.

Density: An objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre. ~~(s. 9J-5.003 F.A.C.)~~; "Density Control" is a limitation on the occupancy of land, and is generally implemented through zoning. Specific methods include use restrictions, such as single or multiple family dwellings, minimum lot-size requirements, floor area ratio, setback or yard requirements, minimum house size requirements, lot area requirements, or other means. The average density over an area or parcel remains constant, but internal variations are allowed.

~~**DEP (FDEP):** The Florida Department of Environmental Protection.~~

Developer: Any person, including a governmental agency, undertaking any development. (§380.031 F.S.)

Development: The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

The following activities or uses shall be taken to involve "development:"

A reconstruction, alteration of the size, or material change in the external appearance of a structure on land; a change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land; alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any "coastal construction"; commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land; demolition of a structure; clearing of land as an adjunct of construction; deposit of refuse, solid or liquid waste, or fill on a parcel of land.

The following operations or uses shall not be taken to involve "development":

Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way; work by any utility and other persons engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, powerlines, towers, poles, tracks, or the like; work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure; the use of any structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of

the dwelling; the use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products, raising livestock, or for other agricultural purposes; a change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class; a change in the ownership or form of ownership of any parcel or structure; the creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights in land.

"Development" as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. (§380.04 F.S.)

Development Controls: Standards in the comprehensive plan which control the development or use of land and which are in addition to the densities, intensities, and uses assigned to land by the future conditions maps. ~~(s. 9J-5.003 F.A.C.)~~

Development Order: Any order granting, denying, or granting with conditions an application for a development permit. (§380.031 F.S.)

Development Permit: Includes any building permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development. (§380.031 F.S.)

Disturbance: Digging, excavating, and similar activity conducted at an archaeological site.

~~**DOT (FDOT):** Florida Department of Transportation.~~

Drainage Basin: see Stormwater Basin.

Drainage Detention Structure: see Stormwater Management Detention Structure.

Drainage Facilities: see Stormwater Management Facilities.

Drainage Retention Structure: see Stormwater Retention Structure.

~~**DRI (Development of Regional Impact):** Any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county or jurisdiction. Thresholds that define when a proposed development would be a DRI, according to the number of dwelling units, parking spaces or square feet, are established for each county by State Statute.~~

Dwelling or Dwelling Unit: A structure in which occupants live and eat separately from anyone else, and have direct access to the outside (e.g. to a hallway or street) of the unit.

~E~

~~**EAR:** An Evaluation and Appraisal Report as defined in 163.3191, F.S. (s. 9J-5.003 F.A.C.)~~

Ecological Communities: See Vegetative Communities.

~~**EDB:** Ethylene Dibromide.~~

Educational Uses: Activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking. ~~(§9J-5.003 F.A.C.)~~

Endangered And Threatened Wildlife: Animal species listed by the Florida Fish and Wildlife Conservation Commission, or the United States Fish and Wildlife Service as endangered, threatened, or of special concern.

Environmentally Sensitive Land: Areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems. Nothing in this definition shall be construed to prohibit silvicultural operations which employ the Florida Department of Agriculture and Consumer Affairs Best Management Practices as revised in 1993. ~~(s. 9J-5.003 F.A.C.)~~

Environmentally Sensitive Wetlands, Waterways And Floodplains: Wetlands, waterways or floodplains which exhibit a low tolerance for fluctuations of water quality or quantity, or which support plant or animal species listed by FDACS, FFWCC or USFWS as endangered, threatened, or species of special concern.

~~**EPA:** United States Environmental Protection Agency~~

Evacuation Routes: Routes designated by county civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane. ~~(§9J-5.003 F.A.C.)~~

Extremely-Low-Income Persons: One or more natural persons or a family whose total

annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

~F~

~~**FAC:** Florida Administrative Code.~~

Facility Availability: Whether or not a facility is available in a manner to satisfy the concurrency management system. ~~(s. 9J-5.003 F.A.C.)~~

Farm: The land, buildings, support facilities, machinery, and other appurtenances used in the production of farm or aquaculture products.

Farm Operation: All conditions or activities by the owner, lessee, agent, independent contractor, and supplier which occur on a farm in connection with the production of farm, honeybee, or apiculture products and includes, but is not limited to, the marketing of produce at roadside stands or farm markets; the operation of machinery and irrigation pumps; the generation of noise, odors, dust, and fumes; ground or aerial seeding and spraying; the placement and operation of an apiary; the application of chemical fertilizers, conditioners, insecticides, pesticides, and herbicides; and the employment and use of labor.

FDCA (DCA): Florida Department of Community Affairs; and the arm of the state government that administers the growth management act by reviewing all comprehensive plans and amendments.

~~**FDEP (DEP):** Florida Department of Environmental Protection (formerly the Department of Environmental Regulation).~~

~~**FDOT (DOT):** Florida Department of Transportation.~~

~~**FEMA:** Federal Emergency Management Agency.~~

~~**Financial Feasibility:** Sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financing capital improvements, such as ad valorem taxes, bonds,~~

~~state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements. A comprehensive plan shall be deemed financially feasible for transportation and school facilities throughout the planning period addressed by the capital improvements schedule if it can be demonstrated that the level-of-service standards will be achieved and maintained by the end of the planning period even if in a particular year such improvements are not concurrent as required by s. 163.3180, F.S.~~

Floodplains (100-Year Floodplain): Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps. ~~(§9J-5.003 F.A.C.)~~

Floodprone Areas: Areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an "A" Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps, produced by FEMA. ~~(s. 9J-5.003 F.A.C.)~~

Floodways: The channel of a stream plus any adjacent flood plain areas that must be kept free of encroachment in order that the 100-year flood may be carried without substantial increases in flood heights.

Floor Area Ratio: The ratio of the total floor area of buildings on a certain location to the size of the land of that location.

Florida Master Site File: The state's clearinghouse for information on archaeological sites, historical structures, and field surveys for such sites. A combination of both paper and computer files, it is administered by the Bureau of Archaeological Research, Division of Historical Resources, Florida Department of State.

Foster Care Facility: A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

Frontage Road: A road designed to parallel a major roadway, thereby allowing the major roadway to function as a limited-access facility while providing access to lands adjacent to the roadway. (Sometimes designated a "service road.")

Future Land Use Map: The graphic aid intended to depict the spatial distribution of various uses of the land in the County by land use category, subject to the Goal, Objectives, and Policies and the exceptions and provisions of the Future Land Use Element text

and applicable development regulations.

~~**FS:** Florida Statutes, the laws of the state.~~

~G~

General Lanes: Intrastate roadway lanes not exclusively designated by the Florida Department of Transportation for long distance, high speed travel. In urbanized areas, general lanes include high occupancy vehicle lanes not physically separated from other travel lanes. ~~(9J-5.003 F.A.C.)~~

Goal: The long-term end toward which programs or activities are ultimately directed. ~~(S9J-5.003 F.A.C.)~~

Government Entity: A governmental Entity includes local and regional governmental entities. Local governmental entities include municipalities, counties, school boards, special districts, and other local entities within the jurisdiction of one county created by general or special law or local ordinance. Regional governmental entities include regional planning councils, metropolitan planning organizations, water supply authorities that include more than one county, local health councils, water management districts, and other regional entities that are authorized and created by general or special law that have duties or responsibilities extending beyond the jurisdiction of a single county. The term does not include a water control district or a special district created to manage water.

~~**GPCD (gpcd):** Gallons per capita per day.~~

~~**GPD (gpd):** Gallons per day.~~

~~**Greenhouse Effect:** The action caused when the atmosphere contains gases that absorb and emit infrared radiation (greenhouse gases) which trap heat within the surface-troposphere system, causing heating at the surface of the Earth (global warming.)~~

~~**Greenhouse Gases:** Gases in the atmosphere that absorb and emit radiation and affect the temperature of the Earth.~~

Green Infrastructure: Open spaces, natural areas, greenways, wetlands, parks, forests, treed roadway corridors, and similar areas that naturally sequester carbon dioxide and reduce the heat island effect in urban areas.

Gross Density: The total number of permitted housing units divided by the total gross acreage

of the development tract, including all internal acreage, as well as street, drainage, and utility rights-of-way and easements.

~~**Growth Management Act:** Chapter 163, Part II, Florida Statutes, known and cited as the "Community Planning Act."~~

~H~

Hazardous Material: Any hazardous chemical, toxic chemical, or extremely hazardous substance, as defined in s. 329 of Title III. (§252.82 F.S.)

Hazardous Waste: Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed. ~~(§9J-5.003 F.A.C.)~~

High Crash Areas: Areas of a high number of automobile crashes, either in absolute numbers, or in relation to the number of vehicles that travel the facility or pass a particular location on the facility.

High Recharge Area: Geographic areas designated by a Florida Water Management District where, generally, water enters the aquifer system at a rate of greater than ten inches per year.

Historic Resources: All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant. ~~(s. 9J-5.003 F.A.C.)~~

Historic Site: A single lot or portion of a lot containing an improvement, landscape feature, or archaeological site, or a historically related complex of improvements, landscape features or archaeological sites that may yield information on history or prehistory.

Historically Significant Housing: See Historically significant structures.

Historically Significant Structures: Structures listed on the National Register of Historic Places, the Florida Master Site File, or otherwise designated, by official action, as historic, and worthy of recognition or protection.

~~**HUD:** United States Department of Housing and Urban Development.~~

Hurricane Shelter: A structure designated by local officials as a place of safe refuge during a storm or hurricane. ~~(§9J-5.003 F.A.C.)~~

~|~

Incompatible Land Uses: Land uses which, if occurring adjacent to one another, have a detrimental effect on one or both of the uses.

In Compliance: Consistent with the requirements of ss. 163.3177, 163.3178, 163.3180, 163.3191, 163.3245, and 163.3248, with the appropriate strategic regional policy plan, and with the principles for guiding development in designated areas of critical state concern and with part III of chapter 369, where applicable.

Industrial Uses: The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products. ~~(§9J-5.003 F.A.C.)~~

Infrastructure: Those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways. ~~(§9J-5.003 F.A.C.)~~

Intensity: An objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services. ~~(s. 9J-5.003 F.A.C.)~~

Internal Trip Capture: Trips generated by a mixed-use project that travel from one onsite land use to another onsite land use without using the external road network.

~J~

~K~

~L~

Land Development Regulations or Unified Land Development Code: Includes local zoning, subdivision, building, and other regulations controlling the development of land. (§380.031 F.S.)

Land Use: The development, activity, or use that has occurred on land. (§380.031 F.S.)

Land Use District Or Land Use Designation: A categorization or grouping of activities (land uses) according to common characteristics.

Land Use Map: See Future Land Use Map.

~~**LDR:** Land Development Regulations found in the Unified Land Development Code.~~

Level of Service (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility. ~~(§9J-5.003 F.A.C.)~~

Limited Access Facility: A roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access. ~~(§9J-5.003 F.A.C.)~~

Local Comprehensive Plan: Any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Community Planning Act, as amended. (§380.031 F.S.)

Local Peacetime Emergency Plan: The plans prepared by the county civil defense or county emergency management agency addressing weather-related natural hazards and man-made disasters except nuclear power plant accidents and war. The plan covers hazard mitigation, emergency preparedness, emergency response, emergency recovery and in coastal counties, hurricane evacuation. ~~(§9J-5.003 F.A.C.)~~

Local Road: A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property. ~~(§9J-5.003 F.A.C.)~~

Low Income Persons: One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual

adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. For the City of Wauchula, the median income of Hardee County is used. ~~(420.004, F.S. 1991 and (s. 9J-5.003 F.A.C.)~~

Extremely Low Income Persons: One or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this percentage threshold annually by rule based on whether the county is determined to be a lower income county or a higher income county.

Very-low Income Persons: One or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the State or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical areas (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. For the City of Wauchula, the median income of Hardee County is used. (420.004, F.S.)

~M~

Major Trip Generators or Attractors: Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends. ~~(§9J-5.003 F.A.C.)~~

Manufactured Home or Mobile Home: A structure, transportable in one or more sections, which, in the traveling mode, is twelve body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards. (320.01, F.S. 1992 Supplement)

~~**MGD:** Million gallons per day.~~

Minerals: All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state. ~~(§9J-5.003 F.A.C.)~~

Mini-Park: A park one acre in size or less.

Minor Arterial: A route that is relatively continuous, of high traffic volume, of shorter trip lengths, of moderate operating speed. Minor arterials allow greater access to adjacent properties. A minor arterial is also a part of a rural network that links counties and town providing intrastate and inter-county service.

Moderate Income Persons: One or more natural persons or a family, the total annual adjusted gross household income of which does is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater. For the City of Wauchula, the median income of Hardee County is used. ~~(420.004, F.S. 1991 and (s. 9J-5.003 F.A.C.)~~

~N~

Natural Drainage Features: The naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains, and wetlands. ~~(s. 9J-5.003 F.A.C.)~~

Natural Drainage Flow: The pattern of surface and stormwater drainage through or from a particular site before the construction or installation of improvements or prior to regrading. ~~(s. 9J-5.003 F.A.C.)~~

National Register of Historic Places: Established by Congress in 1935, the National Register of Historic Places is a listing of culturally significant buildings, structures, objects, sites, and districts in the United States. The listing is maintained by the U.S. Department of Interior.

Natural Reservations: Areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. This definition does not include privately owned land managed by a state agency on either a voluntary or a short-term contractual basis. ~~(s. 9J-5.003 F.A.C.)~~

Natural Resources: Land, air, water, groundwater, drinking water supplies, fish and their habitats, wildlife and their habitats, biota, and other such resources belonging to , managed by, held in trust by, appertaining to, or otherwise controlled by the State of

Florida and situated in an area of critical state concern or offshore from an area of critical state concern. (§380.0558 F.S.)

Neighborhood Park: A park between one and fifteen acres in size that serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways. ~~(§9J-5.003 F.A.C.)~~

New Town: A new urban activity center and community designated on the future land use map and located within a rural area or at the rural-urban fringe, clearly functionally distinct or geographically separated from existing urban areas and other new towns. A new town shall be of sufficient size, population and land use composition to support a variety of economic and social activities consistent with an urban area designation. New towns shall include basic economic activities; all major land use categories, with the possible exception of agricultural and industrial; and a centrally provided full range of public facilities and services. A new town shall be based on a master development plan, and shall be bordered by land use designations which provide a clear distinction between the new town and surrounding land uses. ~~(s. 9J-5.003 F.A.C.)~~

Nonconforming Use: Uses of land and structures, and characteristics of uses, which are prohibited under the terms of a zoning ordinance but were lawful at the date of the ordinance's enactment.

Nonpoint Source Pollution: Any source of water pollution that is not a point source. ~~(§9J-5.003 F.A.C.)~~

~~~O~~~

Objective: A specific, measurable, intermediate end that is achievable and marks progress toward a goal. ~~(§9J-5.003 F.A.C.)~~

Off-Site Constructed Residential Dwelling: A manufactured building as defined in s. 553.36(13) which is intended for single-family residential use, or a manufactured home as defined in s. 320.01(2)(b) which is constructed in whole or in part offsite and is treated as real property.

Off-Site Pollution: Pollution which originates in one geographic location or parcel and affects other geographic locations or parcels.

Open Space: Undeveloped lands suitable for passive recreation or conservation uses. ~~(§9J-5.003 F.A.C.)~~
~~~

~P~

Parcel of Land: Any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit. (§380.031 F.S.)

Photovoltaic: A method for generating electric power by using solar cells to convert energy from the sun into electricity.

Planned Unit Development (PUD): A form of development characterized by a unified site design for a number of housing units, clustering buildings, and providing common open space, density increases, and a mix of building types and land uses. It permits the planning of a project and the calculation of densities over the entire development, rather than on an individual lot-by-lot basis. Also, a process in which public officials have considerable involvement in determining the nature of development through site plan review. It includes aspects of both subdivision and zoning regulation and usually is administered either through a special permit or a rezoning process.

Playground: A recreation area with play apparatus. ~~(§9J-5.003 F.A.C.)~~

Point Source Pollution: Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture. ~~(§9J-5.003 F.A.C.)~~

Policy: The way in which programs and activities are conducted to achieve an identified goal. ~~(§9J-5.003 F.A.C.)~~

Pollution: The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property. ~~(§9J-5.003 F.A.C.)~~

Potable Water: Water suitable for human consumption and which meets water quality standards determined by the Department of Health and Rehabilitative Services, provided through a public system or by private well.

Potable Water Facilities: A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains. ~~(§9J-5.003 F.A.C.)~~

Potable Water Wellfield: The site of one or more water wells which supply potable water for human consumption to a water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents. ~~(s. 9J-5.003 F.A.C.)~~

Prime Aquifer Recharge Areas: Geographic areas of recharge to the aquifer system, to be designated by the appropriate Water Management District, as critical for the continuation of potable ground water supplies.

Principal Arterial: A route that is relatively continuous, of high traffic volume, of long average trip length, of high operating speed, of limited access to adjacent property and of high mobility importance. A part of a rural network of continuous routes serving substantial statewide travel by connecting urbanized areas.

Private Recreation Sites: Sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use. ~~(§9J-5.003 F.A.C.)~~

~~**P.S.I. (p.s.i):** Pounds per square inch.~~

Public Access: The ability of the public to physically reach, enter or use recreation sites including beaches and shores. ~~(§9J-5.003 F.A.C.)~~

Public Buildings and Grounds: Structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings. ~~(§9J-5.003 F.A.C.)~~

Public Facilities: Major capital improvements, including transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational facilities.

Public Hurricane Shelter: A structure designated by local emergency management officials and the American Red Cross as a shelter during a hurricane. (§308.032 F.S.)

Public Notice: means notice as required by Florida Statutes Section 125.66(2) for a County or by Section 166.041(3)(a) for a municipality. The public notice procedures required in this part are established as minimum public notice procedures.

Public Recreation Sites: Sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use. ~~(§9J-5.003~~

~~F.A.C.)~~

Public Shelter Space: An area within a public hurricane shelter which can accommodate a temporary refugee during a storm or hurricane. Generally, public shelter space is measured as a minimum of 20 square feet per person.

Public Supply Potable Water Wellfield: A potable water wellfield that serves a public supply water system.

Public Supply Sanitary Sewer Facilities: Sanitary sewer facilities which serve at least 15 service connections, or regularly serves at least 25 residents. Generally, a multi-user septic sank is not a public sanitary sewer facility.

Public~~-~~ ~~s~~Supply Water System: A public water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents. (§403.852 F.S.)

Public Transit: Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus. ~~(9J-5.003 F.A.C.)~~

~~**PUD:** Planned Unit Development.~~

Purchase of Development Rights: The acquisition of a governmentally recognized right to develop land which is severed from the realty and held or further conveyed by the purchaser. ~~(s. 9J-5.003 F.A.C.)~~

~Q~

~R~

Recharge Areas: Geographic areas where the aquifer system is replenished through rainfall. Areas of high aquifer recharge are important for the continuation of potable ground water supplies.

Reconstruction: The authentic reproduction of a building or site that once existed, but disappeared or was demolished.

Recreation Facility: A component of a recreation site used by the public such as a trail, court, athletic field or swimming pool. ~~(§9J-5.003 F.A.C.)~~

Recreational Uses: Activities within areas where recreation occurs. ~~(§9J-5.003 F.A.C.)~~

Redevelopment: Undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan. (§163-340 F.S.)

Regional Park: A park which is designed to serve two or more communities. ~~(§9J-5.003 F.A.C.)~~

Rehabilitation: The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient use.

Relocation Housing: Those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced. ~~(§9J-5.003 F.A.C.)~~

Resident Population: Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population. ~~(§9J-5.003 F.A.C.)~~

Residential Uses: Activities within land areas used predominantly for housing. ~~(§9J-5.003 F.A.C.)~~

Resource Planning and Management Committee or Committee: A committee appointed pursuant to s.380.045. (§380.031 F.S.)

Restoration: The creation of an authentic reproduction beginning with existing parts of an original object or building.

Revitalization: The imparting of new economic and community life in an existing neighborhood, area, or business district while at the same time preserving the original building stock and historic character.

Right-of-Way: Land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use. ~~(§9J-5.003 F.A.C.)~~

Roadway: A road, which includes streets, sidewalks, alleys, highways, and other ways open to travel by the public, including the roadbed, right-of-way, and all culverts, drains, sluices, ditches, water storage areas, waterways, embankments, slopes, retaining walls, bridges, tunnels, and viaducts necessary for the maintenance of travel and all ferries used in connection therewith. (§334.03(18) F.S.)

Roadway Functional Classification: The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories. ~~(§9J-5.003 F.A.C.)~~

Rural Areas: Low density areas characterized by social, economic and institutional activities which may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved, or low density property. ~~(s. 9J-5.003 F.A.C.)~~

Rural Village or Rural Activity Center: A small, compact node of development within a rural area containing development, uses and activities which are supportive of and have a functional relationship with the social, economic and institutional needs of the surrounding rural areas. ~~(s. 9J-5.003 F.A.C.)~~

~S~

Sanitary Sewer Facilities: Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems. ~~(§9J-5.003 F.A.C.)~~

Sanitary Sewer Interceptor: A sewerage conduit which connects directly to, and transmits sewage to, a treatment plant. ~~(§9J-5.003 F.A.C.)~~

Sanitary Sewer Trunk Main: A sewerage conduit which connects directly to, and transmits sewage to, an interceptor. ~~(§9J-5.003 F.A.C.)~~

Seasonal Population: Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors. ~~(§9J-5.003 F.A.C.)~~

Section 8 Existing Housing Program: A Federal housing program authorized under Section 8 of the U.S. Housing Act, as amended. The Section 8 program provides rental subsidies to encourage new construction and substantial rehabilitation of existing housing units.

As part of its rehabilitation component, the Section 8 program establishes "housing quality standards" which are minimum standards for safe and healthful occupancy of a dwelling unit.

Septic Tank: A watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system. (§10D-6 F.A.C.)

Services: The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law. ~~(§9J-5.003 F.A.C.)~~

***Shall*:** A directive or requirement.

Site: The location of a significant event, activity, building, structure, or archaeological resource.

Site Plan: A plan, to scale, showing uses and structures proposed for a parcel of land as required by land development regulations. It includes lot lines, streets, building sites, reserved open spaces, buildings, major landscape features - both natural and man-made - and, depending on requirements, the locations of proposed utility lines.

Site Plan Review: The process whereby local officials review the site plans and maps of a developer to assure that they meet the stated purposes and standards of land development regulations, provide for the necessary public facilities, and protect and preserve topographical features and adjacent properties through appropriate siting of structures and landscaping.

Solid Waste: Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations. ~~(§9J-5.003 F.A.C.)~~

Solid Waste Facilities: Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems. ~~(§9J-5.003 F.A.C.)~~

Solid Waste Processing Plant: A facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal. ~~(§9J-5.003 F.A.C.)~~

Solid Waste Transfer Station: A facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal. ~~(§9J-5.003 F.A.C.)~~

Special Flood Hazard Area (SFHA): The base floodplain or the area covered by the floodwaters of the base flood. A FEMA-identified high-risk flood area where flood insurance is mandatory for properties. An area having special flood, mudflow, or flood-related erosion hazards, and shown on a Flood Hazard Boundary Map or a Flood Insurance Rate Map as Zone A, AO, A1-A30, AE, A99, AH, AR, AR/A, AR/AE, AR/AH, AR/AO, AR/A1-A30, V1-V30, VE, or V.

Special Transportation Services: A means of transportation provided on a subsidized basis to transportation disadvantaged individuals by a public, private or non-profit organization, such as a bus company, a taxicab company, or a social service organization.

Sprwal: See Urban Sprawl

Standard Housing: Dwelling units that meet the federal Minimum Housing Quality Standards as established for the HUD Section 8 Program.

Stormwater: The flow of water which results from a rainfall event. ~~(§9J-5.003 F.A.C.)~~

Stormwater Basin (formerly Drainage Basin): The area defined by topographic boundaries which contributes stormwater to a watershed, drainage system, estuarine waters, or oceanic water, including all areas artificially added to the basin. ~~(s. 9J-5.003 F.A.C.)~~

Stormwater Detention Structure (formerly Drainage Detention Structure): A structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical or biological processes with subsequent gradual release of the stormwater. ~~(s. 9J-5.003 F.A.C.)~~

Stormwater Management Facilities: Manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities. ~~(s. 9J-5.003 F.A.C.)~~

Stormwater Management Retention Structure (formerly Drainage Retention Structure): A structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage. ~~(s. 9J-5.003 F.A.C.)~~

Structure: Anything constructed, installed, or portable, the use of which requires a location

on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. Structure also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs. (§380.031 F.S.)

Subdivision: Any tract or plot of land divided into two or more lots or parcels less than one acre in size for sale, lease or rent for residential, industrial or commercial use, regardless of whether the lots or parcels are described by reference to recorded plats, metes and bounds description, or by any other legal method. (§10D-6 F.A.C.)

Substandard Housing Unit:

(a) Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;

(b) A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or

(c) A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value

~~**Sufficiency Review:** Department of Community Affairs (DCA) review of an adopted evaluation and appraisal report to determine whether it has been submitted in a timely fashion and whether it contains components in accordance with the prescribed criteria in Section 163.3191, F.S., and Rule 9J-5. (s. 9J-5.003 F.A.C.)~~

Suitability: The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

Support Documents: Any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan. ~~(§9J-5.003 F.A.C.)~~

~~**SWFWMD:** Southwest Florida Water Management District.~~

~T~

25-Year Frequency, 24-Hour Duration Storm Event: A storm event and associated rainfall during a continuous 24-hour period that may be expected to occur once every 25 years. Its associated floodplain is that land which may be expected to be flooded during the

storm event.

Target Zero: A statewide initiative to reduce the number of transportation-related serious injuries and deaths across Florida to zero.

Transfer of Development Rights: A governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which is severed from the realty and placed on some other property. ~~(s. 9J-5.003 F.A.C.)~~

Transit-Oriented Development: A project or projects, in areas identified in a local government comprehensive plan, that is or will be served by existing or planned transit service. These designated areas shall be compact, moderate to high density developments, of mixed-use character, interconnected with other land uses, bicycle and pedestrian friendly, and designed to support frequent transit service operating through, collectively or separately, rail, fixed guideway, streetcar, or bus systems on dedicated facilities or available roadway connections.

Transportation Disadvantaged: Those individuals who because of physical or mental disability, income status, or age are unable to transport themselves or to purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities. ~~(s. 9J-5.003 F.A.C.)~~

~U~

~~**ULDC:** Unified Land Development Code, the document that contains land development regulations for the City.~~

Unique Natural Habitats: "Habitat" means the environment in which an animal normally lives and in which it meets its basic need for food, water, cover, breeding space, and group territory. "Unique" means the occurrence is rare or infrequent or is of special social/cultural, economic, educational, aesthetic or scientific value. Areas where endangered, threatened or rare species, or remnant native plant species, occur.

Unique Natural Resources: Natural resources which are rare or infrequent in occurrence, or are of special social/cultural, economic, educational, aesthetic or scientific value.

Urban Collector (also called an urban segment): A portion of an urban street (or an entire urban street) which is being evaluated for functional classifications. Segments are generally bounded by intersections by higher classification urban streets (or equal classification if the street does not terminate at a higher classification street).

Urban Areas: An area of or for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution, or provision of goods and services in a setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas. ~~(s. 9J-5.003 F.A.C.)~~

Urban Infill: The development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant, developable land does not constitute more than 10 percent of the area.

Urban Redevelopment: The demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill areas or existing urban service areas.

Urban Service Area: Areas identified in the comprehensive plan where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. The term includes any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.

Urban Sprawl: A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

~V~

Vegetative Communities: Ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals. ~~(§9J-5.003 F.A.C.)~~

Very Low-Income Family: One or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area, or if not within a metropolitan statistical area, within the County in which the person or family resides, whichever is greater.

Very Low-Income Household: One or more natural persons or a family, not including

students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area, within the County in which the person or family resides, or whichever is greater.

Viewshed: A scenic vista free from man-made visual obstructions.

Vested Right: A right is vested when it has become absolute and fixed and cannot be defeated or denied by subsequent conditions or change in regulations, unless it is taken and paid for. There is no vested right to an existing zoning classification or to have zoning remain the same forever. However, once development has been started or has been completed, there is a right to maintain that particular use regardless of the classification given the property. In order for a nonconforming use to earn the right to continue when the zoning is changed, the right must have vested before the change. If the right to complete the development was not vested, it may not be built, no nonconforming use will be established, and the new regulations will have to be complied with.

~W~

Water Recharge Areas: Land or water areas through which groundwater is replenished. ~~(§9J-5.003 F.A.C.)~~

Water Wells: Wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption. ~~(§9J-5.003 F.A.C.)~~

Wellhead Protection Area: An area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, as defined in this code, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones or contribution described in existing data. ~~(s. 9J-5.003 F.A.C.)~~

Wetlands: Those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess

characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas.

Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. Wetlands as used in this rule has the meaning as defined in Subsection 373.019, F.S. (and repeated here) and as further described by the delineation methodology in Section 373.4211, F.S.~~(s. 9J-5.003 F.A.C.)~~

Workforce Housing: Housing which is available at a price or rent not exceeding 30 percent of t household's gross income to natural persons or families whose total annual household income falls between 80% and 120% of the Area Median Income (AMI). Income limits, adjusted for household size.

~X~

Xeriscaping: Any water conserving landscaping technique that takes into account sunlight intensity, soil conditions and the use of drought tolerant vegetation for the purpose of providing an alternative to the traditional turfgrass dominated lawn.

~Y~

~Z~

Zero Lot Line: A development approach in which a building is sited on one or more lot lines having no yard with the intent to allow more flexibility in site design and to increase the amount of usable open space on the lot.

Zoning: In general, the demarcation of an area by ordinance (text and map) into zones and the establishment of regulations to govern the uses within those zones

(commercial, industrial, residential, type of residential) and the location, bulk, height, shape, and coverage of structures within each zone.

ACRONYMS

ADF:	Average daily flow.
CIE:	Capital Improvements Element of the Comprehensive Plan of the City.
DEP (FDEP):	The Florida Department of Environmental Protection.
DOT (FDOT):	Florida Department of Transportation.
EAR:	Evaluation and Appraisal Report
EDB:	Ethylene Dibromide.
EPA:	United States Environmental Protection Agency
FAC:	Florida Administrative Code.
FDEP (DEP):	Florida Department of Environmental Protection
FDOT (DOT):	Florida Department of Transportation.
FEMA:	Federal Emergency Management Agency.
FS:	Florida Statutes, the laws of the state.
GPCD (gpcd):	Gallons per capita per day.
GPD (gpd):	Gallons per day.
HUD:	United States Department of Housing and Urban Development.
LDR:	Land Development Regulations found in the Unified Land Development Code.
MGD:	Million gallons per day.
P.S.I. (p.s.i):	Pounds per square inch.
PUD:	Planned Unit Development.
SWFWMD:	Southwest Florida Water Management District.
ULDC:	Unified Land Development Code, the document that contains land development regulations for the City.

City of Wauchula

Hardee County, Florida

Comprehensive Plan Update

2026 EAR-Based Amendments

Concurrency Management System

CONCURRENCY MANAGEMENT SYSTEM

City of Wauchula ~~2030~~ 2050 Comprehensive Plan

Overview of the Concurrency Management System

Section 9J-5.0055, Florida Administrative Code, requires local governments to prepare and adopt a Concurrency Management System (CMS). The CMS is a mechanism to assist in the implementation of the goals, objectives, and policies of the City's Comprehensive Plan. The purpose of the CMS is to establish an ongoing mechanism which ensures facilities and services needed to support development will be available concurrent with the impacts of such development. Prior to the issuance of a development order and development permit, the CMS must ensure that the established level of service standards required for the following facilities will be maintained:

(a) Roads

(b) Potable Water

(c) Sanitary Sewer

(d) Solid Waste

(e) Stormwater Management

(f) Parks and Recreation

(g) Public school facilities

The CMS is an accounting system that maintains a record of the existing levels of service and what impacts, if any, can be expected as a result of proposed developments, facility expansions, and other factors that can affect the established level of service standards of a community.

Requirements for Concurrency

Wauchula will require that all development meet the requirements of concurrency. The following shall meet the requirements for concurrency, as established in Section 9J-5.0055(2), FAC:

Minimum requirements for Concurrency. The City shall maintain a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development, and will address the following items.

(a) For potable water, sewer, solid waste, and stormwater management at a minimum, provisions

in this Comprehensive Plan ensure that the following standards will be met will satisfy the concurrency requirement:

1. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or

2. At the time the development order or permit is issued the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent. (s. 163.3180(2)(a), F.S.)

(b) For parks and recreation, facilities, at a minimum, the City shall meet the following standards to satisfy the concurrency requirement:

1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or

2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; and

    a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the local government adopted 5-Year Schedule of Capital Improvements; or

    b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

    c. At the time the development order or permit is issued, the necessary facilities and service are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of

a certificate of occupancy or its functional equivalent. (s. 163.3180(2)(b), F.S.)

(c) For transportation facilities (roads and mass transit designated in the City's Comprehensive Plan), at a minimum, the City shall meet the following standards to satisfy the concurrency requirement, except as otherwise provided in subsections 4., 5. and 6. of this section:

1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or

2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of the building permit or its functional equivalent as provided in the adopted 5-Year Schedule of Capital Improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted FDOT 5-Year Work Program. The Capital Improvements Element must include the following policies:

   a. The estimated date of commencement of actual construction and the estimated date of project completion.

   b. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the 5-Year Schedule of Capital Improvements; or

3. At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement that requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or

4. At the time the development order or permit is issued, the necessary facilities and service are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent or proportionate fair share agreement is executed, allowing the developer to proceed by contributing their fair share of the cost of a necessary transportation facility. (s. 163.3180(2)(c), F.S.)

5. For the purpose of issuing a development order or permit, a proposed urban

redevelopment project located within a defined and mapped Existing Urban Service Areas as established in the City's Comprehensive Plan pursuant to Section 163.3164(29), F.S., shall not be subject to the concurrency requirements of Rule 9J-5.0055(3)(c)1.- 4., for up to 110 percent of the transportation impact generated by the previously existing development. For the purposes of this provision, a previously existing development is the actual previous built use that was occupied and active before the adoption of the City's Comprehensive Plan. (Section 153.3180 (8), F.S.)

6. For the purpose of issuing a development order or permit, a proposed development may be deemed to have a de minimis impact and may not be subject to the concurrency requirements of Rules 9J-5.0053(3)(c) 1.- 4., only if all of the conditions specified in Subsection 163.3180(6), F.S., are met.

(d) For Public School Facilities, at a minimum, the City will apply the standards established in the Public School Facilities Element to satisfy the concurrency requirement. Implementation will be in coordination with the Hardee County School Board according to the policies found in the Intergovernmental Coordination Element and the specific terms of the adopted Interlocal Agreement for Public School Facilities Planning.

Issuance of Development Orders or Permits

The City's CMS shall ensure that all development can meet the requirements for concurrency prior to the issuance of a local development order or permit. The determination that concurrency can be met shall occur after the submission of a satisfactorily sufficient application for development, within a specified time frame to be established in the Concurrency Management System but prior to the final approval of a proposed development. All applicants for development orders or permits shall be required to provide all information deemed necessary by the City so that the impacts of the proposed development may be accurately assessed. Once the City has determined that a proposed development meets the requirements for concurrency, and has issued a City development order or permit, the City shall not revoke that development order or permit because of a subsequent facility capacity deficiency, unless the proposed development would cause unhealthy or unsafe conditions, or unless the proposed development was issued a development order or permit under erroneous information supplied by the proposed developer, or unless the proposed developer fails to meet the conditions of approval of the development order or permit once construction has begun. In this latter situation, certificates of occupancy may also be denied.

The City shall establish expiration dates for development orders, development permits, and for the reserved capacity of public facilities allocated to specific development orders or permits as required by concurrency.

Wauchula shall annually determine the available capacity for public facilities for which the City has operational or maintenance responsibility, and for state and federal roads. Owners or operators of public facilities not operated, maintained or owned by the City shall supply the City with available

capacity information annually, or as otherwise reasonable depending on development activity that requires the use of such a facility.

Applicable Goal, Objective and Policy Statements Supporting Concurrency

The concurrency doctrine is supported by various goals, objectives and policies throughout the *City of Wauchula Comprehensive Plan*. These policy statements are adopted by the City, and will be implemented by the concurrency management system. The policy statements generally establish standards and criteria for concurrency.

Public Facility Capacity and Level of Service Inventory

As part of its CMS, Wauchula will be responsible for maintaining an inventory of all public facilities and services subject to the concurrency requirements of Section 9J-5.0055, FAC. The inventory shall be based on the most recently available information, and shall be used to monitor the established level of service standards and to determine public facility capacity. This information shall be made available to the public, and shall be updated annually by October 1 of each year.

The following inventories shall be maintained by Wauchula in order to evaluate the concurrency requirements of proposed development and expansions to an existing development and to assess existing and future capacity of public facilities and services:

Transportation

Wauchula will maintain an inventory of the level of service on roadway links within its jurisdiction. The existing level of service will be based on the most recent traffic count data reported by the Florida Department of Transportation for each segment identified in the *Traffic Circulation Element of the Comprehensive Plan* or plan amendment. Traffic count data and level of service standards will be updated yearly, based on reported information from the FDOT. The inventory shall, at a minimum, include the following:

(a) The established level of service standard.

(b) Existing facility capacities and deficiencies.

(c) Capacity reserved for approved but un-built development.

(d) The projected capacities or deficiencies attributable to approved but un-built development.

(e) Any existing or scheduled road improvement to be made on City and state maintained roadways within the City's jurisdiction; or improvements to be made by other public agencies or in conjunction with approved development.

Potable Water

An inventory of the City's potable water system will, at a minimum, include the following:

(a) The level of service standards established in the Comprehensive Plan for:

1. Average and maximum daily flow capacity;
2. Storage capacity; and
3. Water pressure.

(b) Existing design capacities and system deficiencies.

(c) Capacity reserved for approved but un-built development.

(d) The projected capacities or deficiencies attributable to approved but un-built development.

(e) Any improvements or expansions made to the system by the City or any approved development order, in the current fiscal year, and the impact on existing capacities or deficiencies.

Sanitary Sewer

An inventory of the City's sanitary sewer system will, at a minimum, include the following:

(a) The level of service standards established in the Comprehensive Plan for average and maximum daily flow capacities.

(b) Existing design capacities and system deficiencies.

(c) Department of Environmental Protection permitted capacity.

(d) Capacity reserved for approved but un-built development.

(e) The projected capacities or deficiencies attributable to approved but un-built development.

(f) Any improvements or expansions made to design or permitted capacity by the City or any approved development order, in the current fiscal year, and the impact on existing capacities or deficiencies.

Solid Waste Disposal

An inventory of the City's solid waste disposal system will, at a minimum, include the following:

(a) The level of service standards established in the Comprehensive Plan.

(b) Existing and projected design capacities of all applicable solid waste disposal facilities.

(c) The projected life of all applicable solid waste disposal facilities.

(d) Capacity reserved for approved but un-built development.

(e) The projected capacities or deficiencies attributable to approved but un-built development.

(f) Any improvements or expansions made to the design capacity, and the impact on existing capacities or deficiencies.

Stormwater Management

An inventory of the City's stormwater management facilities will, at a minimum, include the following:

(a) The level of service standards established in the Comprehensive Plan.

(b) The existing level of service measured by storm event; to be determined by the City engineer, or agency or professional engineer designated by the City.

(c) Any existing and proposed stormwater management facility improvement that will impact the capacity of the City's stormwater management facilities.

Recreation and Open Space

An inventory of the City's recreational sites and facilities will, at a minimum, include the following:

(a) The existing acres of recreational sites and the number of recreational facilities as outlined in the Recreation and Open Space Element.

(b) The established level of service standard as outlined in the Recreation and Open Space Element.

(c) The existing capacities or deficiencies of the City's recreation facility system.

(d) Capacity reserved for approved but un-built development.

(e) The projected capacities or deficiencies attributable to approved but un-built

development.

(f) Any improvements or expansions made to the system by the City or any approved development order, in the current fiscal year, and the impact on existing capacities or deficiencies.

Concurrency Monitoring System

In addition to maintaining an inventory of public facilities and services, Wauchula will also be responsible for maintaining a record of public facility and service capacities or volumes which are committed for approved developments as a result of development orders issued by the City. If service is provided by an entity other than the City, this will require coordination between the service provider and the City in order to maintain an accounting system which accurately tracks approved developments.

Accountability shall be established by reserving capacity from the total available capacity for all approved development orders. Once capacity has been reserved for a specific development, it cannot be reassigned to another development prior to the expiration of the first development's development order or permit. Capacity reservations shall be renewed yearly in order to be accounted for in the annual budgetary process. Upon the expiration of an approved development order with concurrency standing, which has not been implemented, or which the City has determined to have been abandoned by the applicant, the capacity allocated to the proposed development shall be deleted. Deleted capacity shall then become available to other proposed developments. A priority waiting list shall be established for the purpose of allocating deleted capacity. When determining how much capacity is available for proposed developments, the City shall take into account all capacity that has been reserved for approved development orders.

Concurrency Assessment

The Wauchula City Commission or its designee will be responsible for determining whether concurrency will be met when it considers applications for development orders for final site plans and/or final subdivision plans. When reviewing applications for development orders, the ~~Council~~ Commission shall perform an assessment to determine whether public facilities will be available concurrent with the impacts of the proposed development. A facility inventory, as outlined above, shall be used as a basis for establishing existing conditions. The ability of existing public facilities to service new development shall be determined based on the following criteria:

(a) The ability of existing facilities to accommodate the proposed development at the established level of service.

(b) Existing facility deficiencies which will need to be corrected prior to the completion of the proposed development.

(c) Facility improvements or additions needed to accommodate the impacts of proposed

development at the established level of service standard.

(d) The date facility improvements or additions need to be completed in order to maintain the established level of service for the public facilities affected by the proposed development.

ORDINANCE 2026-15

AN ORDINANCE OF THE CITY OF WAUCHULA, FLORIDA, PROVIDING FOR ADJUSTMENTS TO THE BUDGET FOR THE 2025-2026 FISCAL YEAR PURSUANT TO SECTIONS 166.241 AND 200.065, FLORIDA STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 166.241, Florida Statutes, mandates that the governing body of each municipality establish a fiscal year beginning October 1, of each year and ending September 30, of the following year and adopt a budget for each fiscal year; and

WHEREAS, Section 166.241, Florida Statutes mandates that the amount available from taxation and other sources, including amounts carried over from prior fiscal years, must equal the total appropriations for the expenditures and reserves; and

WHEREAS, Section 200.065, Florida Statutes mandates the methodology to be used by the governing body of a municipality when adopting a budget; and

WHEREAS, the budget duly adopted by the City Commission (the "Commission") for the 2025-2026 fiscal year balanced the amount available from taxation and other sources with the amount appropriated for expenditures and reserves; and

WHEREAS, the Finance Director of the City, has recommended to the Commission various and sundry line item adjustments to the 2025-2026 fiscal year budget; and

WHEREAS, in the exercise of its authority, the Commission has determined it is necessary and in the best interest of the public health, safety and general welfare of the City and its residents to make various and sundry line item adjustments to the 2025-2026 fiscal year budget, as recommended by the City's Finance Director.

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

1. 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.

2. The City Commission hereby approves the various and sundry line-item adjustments to the 2025-2026 fiscal year budget recommended by the City's Finance Director, a copy of which is attached hereto and by this reference made a part hereof.

3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

affect the validity of any other provision, and to that end the provision of this ordinance are hereby declared severable.

5. This Ordinance shall be effective upon its adoption.

This ordinance was moved for approval 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 Sherri Albritton	_____ insert yes or no
Commissioner Richard Keith Nadaskay, Jr.	_____ insert yes or no
Commissioner Gary D. Smith	_____ insert yes or no
Commissioner Russell Graylin Smith	_____ insert yes or no

(SEAL)

ATTEST:

_____
Stephanie Camacho, City Clerk

CITY OF WAUCHULA, FLORIDA

By: _____
Richard Keith Nadaskay, Jr., Mayor

APPROVED AS TO FORM:

_____
Kristie Hatcher-Bolin, City Attorney

I HEREBY CERTIFY that notices of the public hearings on this ordinance were published in the Herald Advocate as required by Florida Statutes; that the foregoing ordinance was duly passed and adopted on the 9th day of November, 2026; that the first reading of said ordinance was held on the 12th day of October, 2026; that the public hearings were held on the 12th day of October, 2026; and on the 9th day of November, 2026; and that the second and final reading of said ordinances was held on the 9th day of November, 2026.

_____
Stephanie Camacho, City Clerk

Fiscal Year 25-26 Final Budget Adjustments

	ORIGINAL BUDGET	ADJUSTMENTS	FINAL BUDGET
GENERAL FUND	5,976,989	1,344,155	7,321,143
CRA FUND	6,629,537	-	6,629,537
AIRPORT FUND	355,896	1,434,490	1,790,386
UTILITY FUND	12,115,956	850,655	12,966,611
SANITATION FUND	1,485,000	-	1,485,000
	26,563,378	3,629,300	30,192,678

GENERAL FUND

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	INCREASE	DECREASE
001.515.56320	INLAND PORT FEASIBILITY STUDY	127,500	
001.334600	DEPT OF COMM- INLAND PORT STUDY	127,500	
001.519.56205	LP GRANT- SENIOR CENTER	33,923	
001.334690	LP- SENIOR CENTER	33,923	
001.519.56410	CAPITAL- ARPA	130,513	
001.332000	OTHER FINANCIAL ASSISTANCE- ARPA FUND	130,513	
001.519.56500	WAREHOUSE PARKING & PAVING	186,653	
001.332000	OTHER FINANCIAL ASSISTANCE- ARPA FUND	186,653	
001.521.51415	OVRTM- FDOT- OCCUPANT SAFETY	19,655	
001.334201	ST GRNT- FDOT- OCCUPANT SAFETY	19,655	
001.521.56409	CAP EQUIP- RPLCMNT PROG- DRONE	24,961	
001.331227	FDLE- DRONE RPLCMNT PRGM	24,961	
001.541.56320	HOGAN STREET EXTENSION	52,244	
001.334490	DEPT OF COMM- HOGAN ST GRANT	52,244	
001.521.56360	ALABAMA ROADWAY IMPROVEMENTS	324,614	
001.334550	FDOT SCOP GRANT- ALABAMA	324,614	
001.521.56370	TENNESSEE ROADWAY IMPROVEMENTS	418,361	
001.334560	FDOT SCOP GRANT- TENNESSEE	418,361	
001.541.56385	SCOP- HEARBRIDGE ROAD	3,968	
001.334585	FDOT SCOP GRANT- HEARDBRIDGE	3,968	
001.541.56390	HUD- OAK, BAY, PALMETTO IMPROVEMENTS	5,784	
001.331491	HUD GRANT- OAK, BAY, & PALM	5,784	
001.572.56205	HERITAGE PARK RESTROOM	15,980	
001.334700	LP- HERITAGE PARK RESTROOM	15,980	

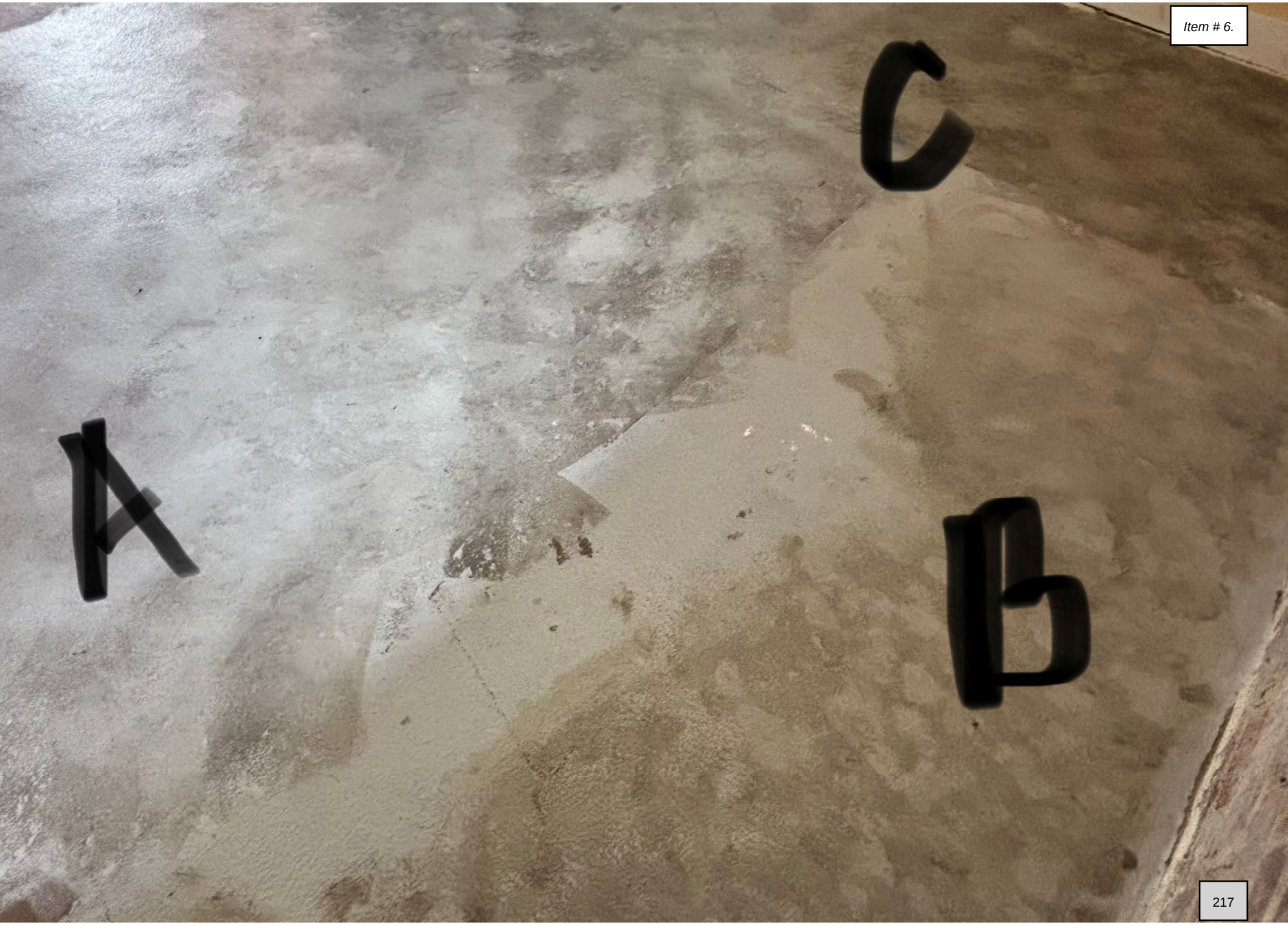
AIRPORT FUND

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	INCREASE	DECREASE
402.542.55210	FUEL STOCK	28,931	
402.344115	AV FUEL SALES	30,931	
402.542.56305	RUNWAY EXTENSION STUDY	46,617	
402.334412	FDOT- RUNWAY STUDY	46,617	
402.542.56306	RUNWAY EXTENSION DESIGN & CONSTRUCT	908,949	
402.334415	FDOT- RUNWAY EXTENSION DESIGN & CONSTRUCT	908,949	
402.542.56350	CAP- T-HANGAR DESIGN & CONSTRUCT	57,813	
402.334414	FDOT- T-HANGAR #1 DESIGN & CONSTRUCT GRANT	57,813	
402.542.56360	ROTATING BEACON & TOWER	34,464	
402.334416	FDOT- ROTATING BEACON & TOWER	34,464	
402.542.56370	AIRPORT FUEL FARM DESIGN & GEN SET	137,389	
402.334418	FDOT GRANT- FUEL FARM	6,869	
402.331430	FAA GRANT- FUEL FARM	130,519	
402.542.56380	AIRPORT DEEP WELL DESIGN	12,817	
402.334310	AIRPORT DEEP WELL DESIGN	12,817	
402.542.56220	HANGAR REPAIR- HURRICANE IAN	205,510	
402.369950	RESERVES	205,510	

UTILITY FUND

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	INCREASE	DECREASE
410.502.56610	LP- AMI METER REPLACEMENT	299,136	
410.334317	LP GRANT- AMI METER REPLACEMENT	299,136	
410.533.56600	ELEVATED WATER TOWER	89,167	
410.334340	LP GRANT- ELEVATED TOWER TANK	89,167	
410.533.56615	LP GRANT SA3 WATERLINES	3,000	
410.334316	LP GRANT SA3 WATERLINES	3,000	
410.533.56620	SRF- WATER TOWER LINE CONNECTION	7,994	
410.334311	SRF- WATER TOWER LINE CONNECTION	7,994	
410.533.56630	EDA- HEARDBRIDGE LOOP DESIGN	55,939	
410.337325	EDA- HEARDBRIDGE LOOP DESIGN	55,939	
410.533.56640	EDA- RIVERVIEW LOOP DESIGN	10,730	
410.337320	EDA- RIVERVIEW LOOP DESIGN	10,730	
410.535.56330	LP- EFFLNT DISP SITE (SPRAY FIELD)	6,563	
410.334351	LP- EFFLNT DISP SITE (SPRAY FIELD)	6,563	
410.535.56419	GRANT- WWTP RESIL HARDEN	17,092	
410.334353	WWPT RESIL HARDENING	17,092	
410.535.56420	LP- DEWATER SYSTEM	5,336	
410.334352	LP- WWTP DEWATER SYSTEM	5,336	
410.535.56480	CDBG DR- RAISE LIFT STATIONS	10,215	
410.331350	CDBG DR- RAISE LIFT STATIONS	10,215	
410.535.56600	SRF- DIGESTOR BLOWERS	40,929	
410.334330	SRF BIOSOLIDS TREATMENT IMPROVEMENTS- DIGESTOR	40,929	
410.536.56345	SRF- LINE REPLC- STADIUM/ SUNSET PARK/ FARR FIELD	25,089	
410.331351	SRF- LINE REPLC- STADIUM/ SUNSET PARK/ FARR FIELD	25,089	
410.539.56210	PUBLIC SAFETY FACILITY	279,466	
410.334100	LP- PUBLIC SAFETY FACILITY	279,466	

The September PCA should be $0.018, an increase from the prior month. The tax-exempt portion should be $0.035, an increase from the prior month.


C
A
B

GENESIS RESTORATION, INC.

ADDENDUM NO. 1

FLOOR COATING SYSTEM • THREE-YEAR LIMITED WARRANTY • MAINTENANCE

Project	Wauchula Train Depot
Project Address	135 East Main Street, Wauchula, Florida 33873
Customer / Tenant	Hardee County Chamber of Commerce
Property Owner	City of Wauchula
Contractor	Genesis Restoration, Inc.

This Addendum is incorporated into and made part of the original proposal/contract for flooring improvements at the Wauchula Train Depot. It clarifies the protective floor coating, the three-year limited contractor warranty, and the cleaning and maintenance required to preserve the floor and warranty coverage.

1. FLOOR COATING SYSTEM

The decorative concrete floor will be completed using a two-color floor coating. Genesis Restoration, Inc. will apply a commercial-grade clear protective topcoat with an appropriate slip-resistant additive. The protective topcoat is intended to improve abrasion, scuff, chemical and wear resistance while preserving the decorative appearance. Slip resistance reduces, but cannot eliminate, the possibility of slips or falls, especially when the floor is wet or contaminated.

2. THREE-YEAR LIMITED CONTRACTOR WARRANTY

Genesis Restoration, Inc. warrants its completed floor coating workmanship for three (3) years from the date of substantial completion. Subject to this Addendum, Genesis will repair or recoat affected areas that experience peeling, flaking, delamination or loss of adhesion attributable to Contractor application; blistering attributable to improper application; or other substantial premature coating failure determined to result directly from defective workmanship. This is a contractor-provided workmanship warranty. It is separate from, and does not enlarge or extend, any coating manufacturer's warranty.

3. NORMAL WEAR / SCRATCHING

The coating is intended to provide a durable commercial walking surface, but it is not scratch-proof, gouge-proof, stain-proof or damage-proof. Minor scratches, scuffs, changes in sheen, normal traffic patterns and other cosmetic wear from ordinary use are not coating failure and are not covered by this warranty.

4. REQUIRED MAINTENANCE

Compliance with Exhibit A — Floor Care & Maintenance Instructions is a condition of this limited warranty. The floor shall be kept reasonably free of abrasive sand and grit; spills shall be addressed promptly; furniture and equipment shall be protected and moved without dragging; and cleaning shall be performed with compatible nonabrasive methods and chemicals.

5. WARRANTY EXCLUSIONS

This warranty does not cover normal wear; scratches, scuffs, cuts, gouges or impact damage; damage from dragging furniture or equipment; improper cleaners, pads, brushes or maintenance equipment; abuse or abnormal use; structural movement, settlement or cracking; moisture vapor, hydrostatic pressure or other moisture originating beneath the coating; flooding or water intrusion; chemical exposure outside product limitations; alterations or coatings by others; concealed or pre-existing substrate conditions; or acts/events beyond Contractor's reasonable control.

6. FLOOR SAMPLE SELECTION AND AUTHORIZATION

Genesis Restoration, Inc. has prepared three (3) sample finish options on the existing floor inside the Wauchula Train Depot. The Customer and Property Owner have had the opportunity to visually inspect these samples under actual site conditions. By selecting and signing below, the authorized representative approves the selected sample as the standard for the final floor finish and authorizes Genesis Restoration, Inc. to proceed using that option.

Because the floor is a hand-applied decorative mottled finish, reasonable variation in color, shading, mottling, texture and sheen may occur throughout the completed floor. The approved field sample establishes the intended overall appearance and is not a guarantee that every area will be identical to the sample.

SELECT	OPTION	APPROVAL / NOTES
☐	**OPTION A**	Sample prepared on floor inside Depot
☐	**OPTION B**	Sample prepared on floor inside Depot
☐	**OPTION C**	Sample prepared on floor inside Depot

SELECTED OPTION: □ OPTION A □ OPTION B □ OPTION C

AUTHORIZED SELECTION & APPROVAL: By signing below, the undersigned confirms that the selected field sample has been reviewed and approved and authorizes Genesis Restoration, Inc. to proceed with the final floor finish based on the selected option.

Hardee County Chamber of Commerce

Authorized Representative: _____

Signature: _____ Date: _____

City of Wauchula — Property Owner Acknowledgment / Approval

Authorized Representative: _____

Signature: _____ Date: _____

8. OTHER CONTRACT TERMS

Except as specifically modified by this Addendum, all other terms, conditions, limitations and payment provisions of the original proposal/contract remain unchanged and in full force and effect.

ACCEPTANCE

The undersigned acknowledge receipt and acceptance of this Addendum, including the three-year limited warranty and required maintenance procedures.

GENESIS RESTORATION, INC.	HARDEE COUNTY CHAMBER OF COMMERCE
By: _____	By: _____
Name: Nicholas Woods	Name: _____
Date: _____	Date: _____

EXHIBIT A — FLOOR CARE & MAINTENANCE INSTRUCTIONS

Wauchula Train Depot • 135 East Main Street • Wauchula, Florida 33873

These instructions are intended to preserve the appearance, traction and service life of the coated floor. Where the final topcoat manufacturer's written instructions are more restrictive, the manufacturer's instructions control.

DAILY / ROUTINE CLEANING

- Remove loose sand, grit and debris with a soft-bristle broom, microfiber dust mop or nonabrasive vacuum attachment.
- Spot-clean spills promptly. Do not allow liquids, oils, food residue or cleaning solution to remain on the floor unnecessarily.
- For wet cleaning, use clean water and a neutral-pH, nonabrasive commercial floor cleaner suitable for polyurethane/epoxy-coated floors.
- Use a microfiber mop, soft mop, or an automatic scrubber fitted with a soft/nonabrasive pad or brush.
- Pick up dirty cleaning solution; do not allow dirty mop water to dry on the floor. Rinse with clean water when the cleaner label requires it.

CLEANING CHEMICALS

- Preferred: neutral-pH commercial floor cleaner, generally in the pH 6–9 range, diluted exactly as directed by its manufacturer.
- Test any new cleaner in a small inconspicuous area before widespread use.
- Do not routinely use concentrated bleach/chlorine, strong acids, strong alkaline degreasers, acetone, MEK, xylene, paint thinner, mineral spirits, abrasive powders, or other aggressive solvents unless specifically approved in writing for the installed topcoat.
- Do not apply wax, acrylic floor finish, polish or another sacrificial coating unless approved in writing.

EQUIPMENT / PADS

- Use only soft/nonabrasive brushes or pads on automatic floor scrubbers.
- Do not use steel wool, wire brushes, sanding pads, aggressive stripping pads or abrasive brushes.
- Inspect wheels, casters and cleaning equipment so embedded grit, exposed metal or damaged components do not scratch the coating.

FURNITURE / TRAFFIC PROTECTION

- Use non-marking protective glides or pads on chairs, tables, displays, podiums and other movable items.
- Lift furniture or use suitable dollies/protection. Do not drag furniture, appliances or equipment across the floor.
- Use walk-off mats at exterior entrances to reduce tracked-in sand and abrasive grit. Keep mats clean and dry beneath them.

SPILLS / SAFETY

- Clean food, beverage, oil, grease and chemical spills promptly, then rinse as appropriate.
- Chemical resistance does not mean unlimited chemical exposure. Remove unusual spills promptly.
- The slip-resistant coating does not eliminate slip hazards. Wet or contaminated areas should be cleaned, dried and appropriately controlled before normal pedestrian use resumes.

INITIAL CURE / RETURN TO SERVICE

- Follow the final topcoat manufacturer's cure schedule before cleaning, heavy traffic, furniture placement or other service.
- For the proposed ArmorUltra Military Grade Topcoat, ArmorPoxy currently lists 2–4 hours dry-to-touch, 4–8 hours before recoating, and 3–5 days before vehicle/heavy service; actual cure varies with conditions.

WARRANTY MAINTENANCE CONDITION

Failure to reasonably follow these maintenance requirements may exclude from warranty coverage damage or coating failure caused or materially contributed to by improper cleaning, maintenance, furniture movement, chemical exposure or abuse.

MAINTENANCE ACKNOWLEDGMENT

Received by: _____ Organization: _____

Signature: _____ Date: _____

RESOLUTION 2026-26

A RESOLUTION OF THE CITY OF WAUCHULA, FLORIDA, REPEALING RESOLUTION 2026-16; REJECTING ALL BIDS UNDER ITB 26-04 FOR CONSTRUCTION OF THE SOUTHWEST AREA ELEVATED TOWER AND WATER LINE PROJECT (THE "PROJECT"); DIRECTING THE CITY MANAGER TO ISSUE A NEW INVITATION TO BID FOR CONSTRUCTION OF THE PROJECT; PROVIDING FOR THE READING OF THIS RESOLUTION BY TITLE ONLY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Wauchula, Florida, intends to utilize funds from the Florida State Revolving Fund (SRF) Loan Program to implement the Southwest Area Elevated Tower and Water Line project ("Project"); and,

WHEREAS, on July 29, 2026, bids were received for the Project under ITB 2026-04; and,

WHEREAS, DCCM, the City's engineer for the Project, recommended awarding the contract to Tri-Sure Corporation, the second-lowest bidder, whom the engineer determined to be the most responsive and responsible bidder; and

WHEREAS, the City Commission tentatively approved the award recommendation under Resolution 2026-04; and

WHEREAS, the City Commission finds it is in the best interests of the City and its residents to reject all bids and reissue an Invitation to Bid to ensure the City selects the most responsive, responsible, and qualified contractor for the project.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WAUCHULA, FLORIDA:

SECTION I. The City of Wauchula, Florida, hereby repeals Resolution 2026-16;

SECTION 2. The City of Wauchula, Florida, rejects all bids received under ITB 26-04;

SECTION 3. The City Commission directs the City Manager to issue a new Invitation to Bid for the construction of the Project;

SECTION 4. This Resolution shall take effect immediately upon its adoption.

On Motion of _____, seconded by_____, adopted by the City
Commission of the City of Wauchula, Florida, on this ____ day of _____, 2026.

ATTEST: CITY OF WAUCHULA, FLORIDA

_____ _____

Stephanie Camacho, City Clerk Richard K. Nadaskay, Jr., Mayor

APPROVED AS TO FORM & CORRECTNESS:

_____

Kristie Hatcher-Bolin, City Attorney

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

For Recording Purposes Only

CITY OF WAUCHULA, FLORIDA
SUBDIVISION IMPROVEMENT AGREEMENT

This Subdivision Improvement Agreement (the "Agreement") is made and entered into as of this _____ day of _____, 2026, by and between the City of Wauchula, Florida, a municipal corporation created under the laws of the State of Florida, (hereafter “City”) and the Hardee County Industrial Development Authority, a dependent special district and body politic and corporate of the State of Florida (hereafter “Developer”).

RECITALS

1. Developer warrants that it is the owner of the property legally described on Exhibit “A” attached to and incorporated in this Agreement (the "Subject Property").

2. The Developer desires to subdivide the Subject Property and have submitted for review to the City, through its authorized agent, subdivision plans designated as Gardens at Midtown.

3. The City is a municipal corporation within the State of Florida, and has adopted the "Land Development Code of the City of Wauchula" (hereafter “Land Development Code”).

4. The City’s Land Development Code was enacted pursuant to the requirements and authority of § 163.3202, Florida Statutes (the Local Government Comprehensive Planning and Land Development Regulation Act), the City Charter, and the general powers enumerated in Chapter 166, Florida Statutes, and the Florida Constitution.

5. The Land Development Code contains the City’s “Subdivision Regulations,” which establishes minimum procedures and standards to regulate and require the subdivision and platting of land for development to ensure, among other things, that necessary improvements of lasting quality have been installed concurrent with the development of land.

6. The Developer intends to develop and subdivide the Subject Property and Developer has agreed to construct the necessary public improvements required by this Agreement, the Land Development Code, and the City's Code of Ordinances.

7. Section 7.06.06.02, Land Development Code, provides that "If the subdivider proceeds with permitting and installation of improvements prior to recording of the plat, a contract with the City for the construction of the required improvements, establishing a financial guarantee that all required improvements shall be constructed, shall be executed."

8. This same section also provides that "An acceptable guarantee for required improvements shall be in an amount not less than the estimated cost of the improvements, as approved by the City Administrator, but may be reduced from time to time in proportion to the work completed, and shall take the form of a Performance Bond, subject to the approval of the City Commission, City Administrator, and City Attorney."

9. Upon approval of this Agreement and said plat and plans according to the requirements of the City's Land Development Code and the laws of Florida, this Agreement shall serve to assure the completion of the necessary subdivision improvements described herein.

ACCORDINGLY, for and in consideration of the Recitals set forth above and incorporated herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties to this Agreement agree as follows:

SECTION 1. **RECITALS.** The above Recitals are true and correct, and form a material part of this Agreement.

SECTION 2. COMPLETION OF SUBDIVISION IMPROVEMENTS. The Developer warrants that it will complete the required improvements to the storm drainage system, water services, sewer services, and paving as shown on the drawings approved for construction by the City as prepared by _____and being more specifically described as a proposal to subdivide approximately _____acres as a residential and surface parking lot with associated subdivision improvements. These improvements shall be completed in accordance with § 177.011, et. seq., Florida Statutes (2021), the Land Development Code, and other applicable regulations, ordinances or laws of the City. Failure to construct and complete such improvements in compliance with the terms of this Agreement shall constitute grounds for the City to halt further development or construction under this Agreement, and to withhold building permits, utility service, and certificates of occupancy for completed improvements on the Subject Property. In the event the Subject Property is undisturbed for 30 or more consecutive days, the City reserves the option to stabilize the site as necessary with seed and mulch and to place a lien of record against the Subject Property for the costs of such stabilization. Subject to delays caused by events of force majeure, all improvements shall be completed within twelve (12) months of the date of this Agreement.

SECTION 3. WARRANTY OF PLAT COMPLIANCE. The Developer warrants that the referenced plat comports with the requirements of Chapter 177, Florida Statutes (2021)

regarding platting of land, and that the Developer shall provide for the perpetual maintenance of the required improvement by agreement to enforce the terms and provisions of covenants and restrictions approved for the referenced subdivision plat and as required by the Surface Stormwater Management Permit issued by the Southwest Florida Water Management District.

SECTION 4. POSTING OF PERFORMANCE BOND. Execution of this Agreement shall allow the Developer the right to record the approved plat and plans for the Subject Property upon compliance with the requirements of the Land Development Code and provision of a financial guarantee prepared and recorded in the public records of Hardee County in accordance with § 255.05, Florida Statutes (2021), and as acceptable to the City, in an amount equal to one hundred ten percent (110%) of the cost estimate for the construction of the required improvements. If the required improvements are not completed as required under this Agreement, the City shall be authorized to draw upon the financial guarantee funds to pay for completion of said improvements, including reasonable administrative costs in the completion of the construction.

SECTION 5. INSTALLATION BY CITY AND ASSESSMENT OF COSTS. Execution of this Agreement shall also allow the Developer to initiate the construction of required improvements prior to recording the plat without providing a financial guarantee for completion, but the plat shall not be executed or recorded prior to the acceptance of the completed improvements. However, should the required improvements not be completed as required under this Agreement, the City, after thirty (30) days written notice to the undersigned or any subsequent owner, successor in interest or assign, may install or have installed or completed said required improvements, but the City shall not be obligated to complete said required improvements. Further, the City is hereby authorized to assess the cost of installing or completing said improvements against the Subject Property. Such improvement assessment shall constitute a lien thereon until paid, which lien shall be superior and paramount to the interest on such property of any owner, lessee, tenant, mortgagee or other person, except the lien of ad valorem taxes.

SECTION 6. RECORDATION OF PLAT FOLLOWING INITIATION OF CONSTRUCTION. If construction begins under Section 5 above, but the Developer desires to record the plat, it shall provide a financial guarantee for completion as required in Section 4 above to cover the cost of all improvements with no credit for partially completed construction.

SECTION 7. CERTIFICATE OF COMPLETION. Upon completion of the construction required by this Agreement, Developer shall provide City with a certificate of completion executed by the project engineer together with a maintenance bond in the amount equal to ten percent (10%) of the final construction cost for the correction of any failures or defects that become apparent within one (1) year of City’s acceptance. Upon City's receipt of the engineer's certificate of completion and such maintenance bond, and acceptance by the City of the completed improvements, the financial guarantee required by section 4 hereof shall be deemed released and City shall execute such reasonable documentation required by the surety to confirm such release. Upon receipt of the engineer's certificate of completion, City shall use commercially reasonable efforts to promptly inspect the completed improvements and confirm its acceptance.

SECTION 8. INDEMNITY. Developer shall indemnify and hold harmless the City, its officers, employees and agents, from and against all claims, damages, injuries, liability, losses and expenses, including reasonable attorneys' fees and costs, arising out of or resulting from the construction of improvements or performance or operations under this Agreement. In the event that the Developer fails to complete the improvements and the Surety and its agents required to complete the improvements, the Surety shall indemnify and hold harmless the City, its officers, employees and agents, from and against all claims, injuries, liability, losses and expenses, including reasonable attorneys' fees and costs, arising out of or resulting from the construction of improvements or performance of operations under this Agreement. For purposes of this paragraph and pursuant to the City of Wauchula Land Development Code, Chapter 5, Section 10(b)(5), which requires contractors of public improvements to provide comprehensive liability insurance covering bodily injury, death, and property damage with the City listed as an additional insured and held harmless. Nothing contained herein shall be construed as a waiver or limitation of any defenses or immunities of the City, including those based on the doctrine of sovereign immunity or Section 768.28, Florida Statutes.

SECTION 9. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the parties and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties and their respective representatives, successors, and assigns.

SECTION 10. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by any party only upon the written consent of the others, which consents shall not be unreasonably withheld.

SECTION 11. NOTICE. All notices, requests, demands and other communications will be in writing and will be deemed given and received (i) on the date of delivery when delivered by hand, (ii) on the following business day when sent by confirmed simultaneous telecopy or email, (iii) on the following business day when sent by receipted overnight courier, or (iv) three (3) business days after deposit in the United States Mail when mailed by registered or certified mail, return receipt requested, first class postage prepaid, as follows:

If to Developer to:

Hardee County IDA
Attn: Sarah Evers
107 E. Main St.
Wauchula, FL 33873

If to City of Wauchula to:

Olivia Minshew – City Manager
126 S. 7th Avenue
Wauchula, FL 33873
(863) 773-0773

With Copy to:

Kristie Hatcher-Bolin, City Attorney
301 East Pine Street, Suite 1400
Orlando, FL 32801
(407) 244-5690 fax

SECTION 12. RECORDATION. This Agreement shall be recorded in the Public Records of Hardee County, Florida. The provisions of this Agreement shall constitute covenants running with the land applicable to all of the Subject Property described herein or any portion thereof. This Agreement shall inure to the benefit of the parties hereto and the Subject Property, and shall be binding upon any person, firm, or corporation that may become a subsequent owner, successor in interest or assign, directly or indirectly, of the Subject Property or any portion thereof.

SECTION 13. ATTORNEYS' FEES. In any action or proceeding to enforce or interpret this agreement or any provision hereof, the prevailing party shall be entitled to an award of its reasonable attorneys' fees, including but not limited to bankruptcy and appellate proceedings.

{Remainder of page left intentionally blank.)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the date first specified above.

[INSERT CITY OF WAUCHULA SIGNATURE PAGE]

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

By: _____
W. Lee Mikell, Chair

Date: _____, 2026

ATTEST:

_____

Name: _____

EXHIBIT "A"
SUBJECT PROPERTY

THE AMERICAN INSTITUTE OF ARCHITECTS

Bond No. SPA150185_008

AIA Document A311

Performance Bond

This bond is given to comply with Section 255.05 Florida Statutes, and any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05(2), Florida Statutes, and Section 255.05(10) Florida Statues.

KNOW ALL MEN BY THESE PRESENTS: that (Here insert full name and address or legal title of contractor)

L.Cobb Construction, Inc.

401 South 6th Avenue, Wauchula, FL 33873

as Principal, hereinafter called Principal, and, (Here insert full name and address or legal title of Surety)

SiriusPoint America Insurance Company

1 World Trade Ctr, 285 Fulton St, 47th Fl, Ste 47J, New York, NY 10007

as Surety, hereinafter called Surety, are held and firmly bound unto (Here insert full name and address or legal title of Owner)

The Development Group

107 E Main Street, Wauchula, FL 33873

as Obligee, hereinafter called Owner, in the amount of

One Million, Six Hundred Eighty-One Thousand, Nine Hundred Twelve and 37/100

Dollars $ 1,681,912.37

for the payment whereof Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

Contractor has by written agreement dated June 3rd, 2026, entered into a contract with Owner for
(Here insert full name, address and description of project)

Gardens at Mid Town Parking Lot Improvements,120 North 8th Ave, Wauchula, FL 33873

(Here insert full name and address or legal title of Architect)

in accordance with Drawings and Specifications prepared by

Hunter Engineering, Inc.
4900 Dundee Road,
Winter Haven, FL 33884.

which contract is by reference made a part hereof, and is hereinafter referred to as the Contract.

Bond No. SPA150185_008

PERFORMANCE BOND

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if Contractor shall promptly and faithfully perform said Contract, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The Surety hereby waives notice of any alteration or extension of time made by the Owner.

Whenever Contractor shall be, and declared by Owner to be in default under the Contract, the Owner having performed Owner's obligations thereunder, the Surety may promptly remedy the default, or shall promptly

1) Complete the Contract in accordance with its terms and conditions, or

2) Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and upon determination by Surety of the lowest responsible bidder, or, if the Owner elects, upon determination by the Owner and the Surety jointly of the lowest responsible bidder, arrange for a contract between such bidder and Owner, and make available as Work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the contract price," as used in this paragraph, shall mean the total amount payable by Owner to Contractor under the Contract and any amendments thereto, less the amount properly paid by Owner to Contractor.

Any suit under this bond must be instituted before the expiration of two (2) years from the date on which final payment under the Contract falls due.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the Owner named herein or the heirs, executors, administrators or successors of the Owner.

Signed and sealed this 9th day of July, 2026.

L.Cobb Construction, Inc.

(Principal) (Seal)

Kyle Cobb

SiriusPoint America Insurance Company

Rebekah Sharp

Benjamin H.French

Attorney-in-Fact & FL Licensed Resident Agent

AIA DOCUMENT A311 - PERFORMANCE BOND AND LABOR AND MATERIAL PAYMENT BOND - AIA @ FEBRUARY 1970 ED. - THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 N.Y. AVE., N.W., WASHINGTON, D. C. 20006

THE AMERICAN INSTITUTE OF ARCHITECTS

Bond No. SPA150185_008

AIA Document A311

Labor and Material Payment Bond

THIS BOND IS ISSUED SIMULTANEOUSLY WITH PERFORMANCE BOND IN FAVOR OF THE OWNER CONDITIONED ON THE FULL AND FAITHFUL PERFORMANCE OF THE CONTRACT

This bond is given to comply with Section 255.05, Florida Statutes, and any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05(2), Florida Statutes, and Section 255.05(10) Florida Statues.

KNOW ALL MEN BY THESE PRESENTS: that as (Here insert full name and address or legal title of contractor)

L.Cobb Construction, Inc.

401 South 6th Avenue, Wauchula, FL 33873

as Principal, hereinafter called Principal, and, (Here insert full name and address or legal title of Surety)

SiriusPoint America Insurance Company

1 World Trade Ctr, 285 Fulton St, 47th Fl, Ste 47J, New York, NY 10007

as Surety, hereinafter called Surety, are held and firmly bound unto (Here insert full name and address or legal title of Owner)

The Development Group

107 E Main Street, Wauchula, FL 33873

as Obligee, hereinafter called Owner, for the use and benefit of claimants as hereinbelow defined, in the amount of

One Million, Six Hundred Eighty-One Thousand, Nine Hundred Twelve and 37/100

Dollars $ 1,681,912.37

(here insert a sum equal to at least one-half of the contract price)

for the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

Principal has by written agreement dated June 3rd, 2026 , entered into a contract with Owner for
(Here insert full name, address and description of project)

Gardens at Mid Town Parking Lot Improvements,120 North 8th Ave, Wauchula, FL 33873

in accordance with Drawings and Specifications prepared by (Here insert full name and address or legal title of Architect)

Hunter Engineering, Inc.
4900 Dundee Road,
Winter Haven, FL 33884.

which contract is by reference made a part hereof, and is hereinafter referred to as the Contract.

Bond No. SPA150185_008

LABOR AND MATERIAL PAYMENT BOND

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if Principal shall promptly make payment to all claimants as hereinafter defined, for all labor and material used or reasonably required for use in the performance of the Contract, then this obligation shall be void; otherwise it shall remain in full force and effect, subject, however, to the following conditions

1. A claimant is defined as one having a direct contract with the Principal or, with a Subcontractor of the Principal for labor, material, or both, used or reasonably required for use in the performance of the Contract, labor and material being construed to include that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental of equipment directly applicable to the Contract.

2. The above named Principal and Surety hereby jointly and severally agree with the Owner that every claimant as herein defined, who has not been paid in full before the expiration of a period of ninety (90) days after the date on which the last of such claimant's work or labor was done or performed, or materials were furnished by such claimant, may sue on this bond for the use of such claimant, prosecute the suit to final judgment for such sum or sums as may be justly due claimant, and have execution thereon. The Owner shall not be liable for the payment of any costs or expenses of any such suit.

3. No suit or action shall be commenced hereunder by any claimant:

a) Unless claimant, other than one having a direct contract with the Principal, shall have given written notice to any two of the following: the Principal, the Owner, or the Surety above named, within ninety (90) days after such claimant did or performed the last of the work or labor, or furnished the last of the materials for which said claim is made, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were furnished, or for whom the work or labor was done or performed.

Such notice shall be served by mailing the same by registered mail or certified mail; postage prepaid, in an envelope addressed to the Principal, Owner or Surety, at any place where an office is regularly maintained for the transaction of business, or served in any manner in which legal process may be served in the state in which the aforesaid project is located, save that such service need not be made by a public officer.

b) After the expiration of one 1) year following the date on which Principal ceased Work on said Contract, it being understood, however, that if any limitation embodied in this bond is prohibited by any law controlling the construction hereof such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law.

c) Other than in a state court of competent jurisdiction in and for the county or other political subdivision of the state in which the Project, or any part thereof, is situated, or in the United States District Court for the district in which the Project, or any part thereof, is situated, and not elsewhere.

4. The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder, inclusive of the payment by Surety of mechanics' liens which may be filed of record against said improvement, whether or not claim for the amount of such lien 'be presented under and against this bond.

Signed and sealed this 9th day of July, 2026.

L.Cobb Construction, Inc.

(Principal) (Seal)

Kyle Cobb

SiriusPoint America Insurance Company

(Surety)

Rebekah Sharp

Benjamin H.French
Attorney-in-Fact & FL Licensed Resident Agent

SiriusPoint America Insurance Company
1 Worldtrade Ctr, 285 Fulton Street
47th floor, Suite 47 J
New York, NY 10007

DUAL OBLIGEE RIDER

This Rider is executed concurrently with and shall be attached to and form a part of performance bond No. SPA150185_008

WHEREAS, on or about the 9 th day of July, 2026, L. Cobb Construction, Inc. (hereinafter called the "Principal"), entered into a written agreement with The Development Group (hereinafter called the "Primary Obligee") for the construction of the Gardens at Mid Town Parking Lot Improvements, 120 North 8th Ave, Wauchula, FL 33873 (hereinafter called the "Contract"); and

WHEREAS, Principal is required by the Contract to provide a performance bond and Primary Obligee has requested that City of Wauchula, 126 South 7th Avenue, Wauchula, FL 33873, be named as an additional obligee under the performance bond; and

WHEREAS, Principal and SiriusPoint America Insurance Company (hereinafter referred to as "Surety") have agreed to execute and deliver this Rider in conjunction Performance Bond No. SPA150185_008 (hereinafter referred to as "Performance Bond")

NOW, THEREFORE, the undersigned hereby agree and stipulate that City of Wauchula shall be added to said bond as a named obligee (hereinafter referred to as "Additional Obligee"), subject to the conditions set forth below:

1. The Surety shall not be liable under the Bond to the Primary Obligee, the Additional Obligee, or any of them, unless the Primary Obligee, the Additional Obligee, or any of them, shall make payments to the Principal (or in the case the Surety arranges for completion of the Contract, to the Surety) strictly in accordance with the terms of said Contract as to payments and shall perform all other obligations to be performed under said Contract at the time and in the manner therein set forth.
2. The aggregate liability of the Surety under the Bond, to any or all of the obligees (Primary and Additional Obligees), as their interests may appear, is limited to the penal sum of the Bond; the Additional Obligee's rights hereunder are subject to the same defenses Principal and/or Surety have against the Primary Obligee, and the total liability of the Surety shall in no event exceed the amount recoverable from the Principal by the Primary Obligee under the Contract. At the Surety's election, any payment due under the performance bond may be made by joint check payable to one or more of the obligees.
3. The Surety may, at its option, make any payments under said Performance Bond by check issued jointly to all of the obligees.

Except as herein modified, the Bond shall be and remains in full force and effect. Signed this 9 day of July, 2026.

L.Cobb Construction, Inc. (Principal)

By: _____

SIRIUSPOINT AMERICA INSURANCE COMPANY

By: _____

Benjamin H. French, Attorney-In-Fact & Fla. Resident Agent

SIRIUSPOINT AMERICA INSURANCE COMPANY CORPORATE SEAL 1979 NEW YORK

L. COBB CONSTRUCTION, INC. CORPORATE SEAL FLORIDA 1965

126 S. 7th Avenue
Wauchula, FL 33873

Phone (863) 773-3535
Fax (863) 773-0773

October 2, 2026

City of Wauchula
City Commission
126 S. 7th Avenue
Wauchula, FL 33873

Dear City Commissioner:

The Commission recently approved RFQ 26-02 Professional Engineering Services – Airport Deep Water Well. The RFQ was subsequently advertised on Demand Star, the City's website, and in the Lakeland Ledger. There was one proposal received by the City.

A Professional Services Selection Committee was organized to review and evaluate the proposal. The selection committee was comprised of Olivia Minshew (City Manager), Sandee Braxton (Assistant City Manager-Finance Director), Ward Grimes (Public Works Director), Kyle Long (Development & Utilities Director), and Jessica Newman (CRA Director). Attached you will find the ranking totals from the committee.

At this time, the committee would like to recommend the City Commission enter into a Master Consulting Agreement with DCCM Infrastructure, Inc. (DCCM).

Sincerely,

Ward Grimes
Committee Chair

RFQ #26-02 Professional Engineering Services
Airport Deep Water Well

Cumulative Rankings of Review Team	DCCM
Sandee	86
Ward	86
Olivia	87
Kyle	94
Jessica	86
Total	**439**

CITY COMMISSION AND CRA BOARD MEETING MINUTES

Monday, September 14, 2026 at 6:00 PM

Historic City Hall, Commission Chambers – 225 East Main Street, Suite 105

www.cityofwauchula.gov

INVOCATION

PLEDGE OF ALLEGIANCE

CALL TO ORDER

Due to technical difficulties with audio/visual, Nadaskay called the meeting to order at 6:11 pm.

ROLL CALL

PRESENT
Commissioner Anne Miller
Mayor Pro Tem Russell Smith
Mayor Keith Nadaskay
Commissioner Sherri Albritton
Commissioner Gary Smith

STAFF PRESENT
City Manager Olivia Minshew
Assistant City Manager Sandee Braxton
City Clerk Stephanie Camacho
Deputy City Clerk Kelly Dugan
CRA Director Jessica Newman
Public Works Director Ward Grimes
City Attorney Kristie Hatcher-Bolin
Code Enforcement Officer Raina Bergens
Utilities & Community Development Director
Chief of Police Ron Curtis

APPROVAL OF AGENDA

Motion made by Commissioner Albritton, Seconded by Commissioner Miller.
Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

MINUTES FOR APPROVAL

1. Minutes for 8/3/2026 Commission Workshop and 8/10/2026 Commission Meeting

   Recommended Action: Commission's Approval

   Motion made by Commissioner Smith, Seconded by Commissioner Albritton.
   Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

PUBLIC COMMENT / NON-AGENDA ITEMS

None presented.

PRESENTATIONS

2. Proclamation 2026-03 Florida Redevelopment Week

   Recommended Action: Commission's Approval

   Nadaskay read the proclamation.

   Motion made by Commissioner Miller, Seconded by Mayor Pro Tem Smith.
   Voting Yea: Mayor Nadaskay, Commissioner Albritton, Commissioner Smith

ORDINANCES / PUBLIC HEARINGS

3. Ordinance 2026-12 Amending Chapter 4 of the Code - Animal Control - Second Reading

   Recommended Action: Commission's Approval

   Nadaskay opened the public hearing. No public comment was heard. Nadaskay closed the public hearing.

   Hatcher-Bolin read the ordinance by title only.

   Motion made by Mayor Pro Tem Smith, Seconded by Commissioner Smith.
   Voting Yea: Commissioner Miller, Mayor Nadaskay, Commissioner Albritton

4. Resolution 2026-17 Setting the Tentative Millage Rate for 2026-2027 FY

   Recommended Action: Commission's Approval

   Braxton presented the resolution to set the tentative millage rate to the rolled back rate of 5.8318.

   Motion made by Commissioner Albritton, Seconded by Mayor Pro Tem Smith.
   Voting Yea: Commissioner Miller, Mayor Nadaskay, Commissioner Smith

5. Ordinance 2026-14 Adoption of the Final Budget for the 2026-2027 FY - First Reading

   Recommended Action: Commission's Approval

   Hatcher-Bolin read the ordinance by title only.

   Braxton provided updates since the July workshop.

   Motion made by Commissioner Smith, Seconded by Commissioner Albritton.
   Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

RECESS COMMISSION MEETING – CONVENE GENERAL PENSION BOARD MEETING

GENERAL PENSION BOARD AGENDA

Nadaskay called the General Pension Board meeting to order at 6:23 pm.

6. Approval of Minutes for 6/8/2026 General Pension Board Meeting

   Recommended Action: Board's Approval

   Motion made by Commissioner Miller, Seconded by Commissioner Smith.
   Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Albritton

7. Ordinance 2026-11 Cost of Living Adjustment for Retirees - Second Reading

   Recommended Action: Board's Approval

   Nadaskay opened the public hearing. No public comments were heard. Nadaskay closed the public hearing.

   Hatcher-Bolin read the ordinance by title only.

   Motion made by Commissioner Smith, Seconded by Commissioner Albritton.
   Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

8. 4th Quarter General Pension & OPEB Financial Update

   Recommended Action: Board's Approval

   Braxton presented the financial report.

   Motion made by Commissioner Smith, Seconded by Commissioner Miller.
   Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Albritton

9. FY 26-27 Pension Budget

   Recommended Action: Board's Approval

   Braxton presented the 2026-2027 pension budget.

   Motion made by Commissioner Albritton, Seconded by Commissioner Smith.
   Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

10. OPEB Authorization Letter

    Recommended Action: Board's Approval

    Braxton presented the OPEB authorization letter.

    Motion made by Commissioner Miller, Seconded by Mayor Pro Tem Smith.
    Voting Yea: Mayor Nadaskay, Commissioner Albritton, Commissioner Smith

11. Acceptance of Pension Annual Report

    Recommended Action: Board's Approval

    Braxton presented the annual pension report.

    Motion made by Commissioner Smith, Seconded by Commissioner Miller.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Albritton

ADJOURN GENERAL PENSION BOARD MEETING – RECONVENE COMMISSION MEETING

Nadaskay reconvened the City Commission meeting at 6:32 pm.

12. Approval of General Pension Board Actions

    Recommended Action: Commission's Approval

    Motion made by Commissioner Albritton, Seconded by Mayor Pro Tem Smith.
    Voting Yea: Commissioner Miller, Mayor Nadaskay, Commissioner Smith

CITY MANAGER / NON-CONSENT

13. Power Cost Adjustment

    Minshew announced the August power cost adjustment.

14. Myakka Head Aviation Lease Agreement

    Recommended Action: Commission's Approval

    Grimes presented the lease agreement. Grimes explained the organization had been operating from the airport on a temporary basis and planned to construct a permanent building to operate the flight school. Representatives from Myakka Head Aviation were present to answer any questions from the Commission.

    Motion made by Commissioner Albritton, Seconded by Commissioner Miller.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

15. Appointment Consideration for Planning & Zoning Board - Sam (Bo) Rich

    Recommended Action: Commission's Approval

Long presented the application for consideration and shared some background information for Sam Bo Rich.

Motion made by Commissioner Smith, Seconded by Commissioner Albritton.
Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

16. Resolution 2026-16 Southwest Area Elevated Water Tower Tentative Award

Recommended Action: Commission's Approval

Long presented the resolution to award the bid to Tri-Sure and authorize the City Manager to execute any related documents.

Dalton Baylor - DB Civil Construction
Baylor explained his company submitted a bid on this project and stated he was not made aware of any issues with the company being unresponsive. Baylor stated he didn't understand why their bid was not considered giving the significant cost savings in their proposal.

Vaughan Leer - DCCM
Leer stated his firm felt Tri-Sure was the best choice for this project.

Minshew explained one of the references provided by DB Civil Construction was negative, which impacted the decision not to move forward with their company.

The Commission agreed to go with the recommendation of the engineer.

Motion made by Commissioner Albritton, Seconded by Mayor Pro Tem Smith.
Voting Yea: Commissioner Miller, Mayor Nadaskay, Commissioner Smith

17. Wauchula Train Depot Flooring Update

Minshew stated the Executive Director of the Chamber was unable to attend and provided a written update. Albritton stated she would prefer the Chamber not make any other changes without coming before the Commission for approval.

The Chamber was notified that the Commission wishes to have a representative attend the October 5, 2026 workshop to provide an update.

18. Lien Reduction Request

Recommended Action: Commission's Discretion

Bergens presented the request from the Brown Trust to reduce the previously set liens to a total of $20,000.00. These liens apply to 121 W Main St and 1126 E Townsend. City Attorney Matthew Jones attended virtually to answer any questions from the Commission, as well as the Brown Trust's attorney, William Dooley.

Dooley confirmed the request for reduction to $20,000.00, stating the payment would cover 121 W Main St, 125 W Main St, and 126 E Townsend. It would not cover code enforcement fines that were accrued on 715 S 6th Ave, which also was not currently in compliance.

Andrea Milheizer - Brown Trustee
Milheizer provided an update to the Commission.

Hatcher-Bolin recommended accepting the reduction amount that Milheizer already had available. Hatcher-Bolin also stated the hard costs would be covered at this amount.
Nadaskay stated he was in agreeance with the request.
R. Smith also stated he was in agreeance with the request.

Gary Delatorre, realtor for the Brown Trust
Delatorre state the property at 121 W Main St was in extreme disrepair and would need quite a bit of work.

Hatcher-Bolin stated that, if the reduction request was approved, a notice of voluntary dismissal would be issued up the City receiving payment and a satisfaction of lien would be filed.

Albritton stated she was not open to making any concessions to the already reduced liens.

R. Smith motioned to accept the offer.
G. Smith seconded the motion to open discussion.

G. Smith stated he felt that, since a reduction was already given, the Commission shouldn't reduce the fees any lower.

The Commission discussed their thoughts.

After discussion, a roll call vote was taken by the Clerk.

Miller - Yes
R. Smith - Yes
Nadaskay - Yes
Albritton - No
G. Smith - No

Motion passed.

Hatcher-Bolin noted the pre-trial conference was scheduled for the following week therefore payment needed to be made prior to that date.

19. ITB 26-05 Rotating Beacon & Tower Project Award Recommendation

    Recommended Action: Commission’s Approval

    Grimes presented the recommendation to award the bid to Trinity Electrical Services in the amount of $231,370.00.

    Motion made by Commissioner Miller, Seconded by Commissioner Smith.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Albritton

20. ITB 26-06 Heard Bridge Water Main Loop

    Recommended Action: Commission’s Approval

    Long presented the bid packet for the Heard Bridge Water Main Loop project.

    Motion made by Commissioner Miller, Seconded by Commissioner Albritton.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

21. EDA Grant Agreement - Pavement Management & Electric Distribution System Master Plan

    Recommended Action: Commission’s Approval

    Minshew presented the grant agreement to accept funding in the amount of $322,600.00.

    Motion made by Commissioner Smith, Seconded by Commissioner Miller.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Albritton

22. Resolution 2026-18 Farr Field Park Improvements Phase 2

    Recommended Action: Commission's Approval

    Newman presented the resolution to accept the grant in the amount of $3,500,000.00.

    Motion made by Commissioner Albritton, Seconded by Commissioner Miller.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

23. Resolution 2026-19 Community Court Park Project

Recommended Action: Commission’s Approval

Newman presented the resolution to accept funding in the amount of $2,000,000.00 for the Community Court Park.

Motion made by Commissioner Smith, Seconded by Commissioner Albritton.
Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

CITY ATTORNEY REPORTS

No report.

CITY MANAGER REPORT

Reports given.

CITY COMMISSIONER REPORTS

No report.

RECESS COMMISSION MEETING – CONVENE CRA BOARD MEETING

Nadaskay called the CRA Board meeting to order at 7:43 pm.

CRA AGENDA

24. Approval of Minutes for 8/3/2026 CRA Workshop and 8/10/2026 CRA Meeting

    Recommended Action: Board’s Approval

    Motion made by Commissioner Miller, Seconded by Commissioner Albritton.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

25. Updated Contract for RFP 26-02 Permanent Outdoor Sound System

    Recommended Action: Board's Approval

    It was noted the title was amended to:
    Updated Contract for CRA RFP 26-02 Permanent Outdoor Sound System

    Newman noted changes and requested to approve the amended contract.

    Motion made by Commissioner Miller, Seconded by Commissioner Albritton.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

26. CRA Resolution 2026-01 Adopting the 2026-2027 CRA Budget

    Recommended Action: Board's Approval

    Newman presented the resolution to adopt the CRA budget.

    Motion made by Commissioner Miller, Seconded by Commissioner Albritton.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

27. CRA Master Redevelopment Plan Update

    Recommended Action: Board's Approval

    Newman noted edits made the draft that was presented in August.

    Motion made by Commissioner Albritton, Seconded by Commissioner Smith.
    Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

ADJOURN CRA BOARD MEETING – RECONVENE COMMISSION MEETING

Nadaskay reconvened the City Commission meeting at 7:49 pm.

28. Approval of CRA Board Actions

    Recommended Action: Commission’s Approval

Motion made by Commissioner Albritton, Seconded by Commissioner Miller.
Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

29. Resolution 2026-21 CRA Master Redevelopment Plan Update 2026

    Recommended Action: Commission's Approval

    Motion made by Commissioner Albritton, Seconded by Commissioner Smith.
    Voting Yea: Commissioner Miller, Mayor Pro Tem Smith, Mayor Nadaskay

30. Setting the Date & Time for Trick-or-Treating

    Recommended Action: Commission’s Discretion

    Saturday October 31, 2026 from 6:00-9:00 pm

    Motion made by Commissioner Miller, Seconded by Commissioner Albritton.
    Voting Yea: Mayor Pro Tem Smith, Mayor Nadaskay, Commissioner Smith

31. City Manager Annual Evaluation

    The Commission reviewed Minshew's performance evaluation which reflected positive comments for the rating period.

REMINDERS

ADJOURNMENT

_____

Richard K. Nadaskay Jr., Mayor

_____

Stephanie Camacho, City Clerk

Wauchula Community Redevelopment Agency
Commercial Revitalization Program

Open October 13 – November 1, 2026

INTRODUCTION

The purpose of the Wauchula CRA Revitalization Program is to restore and improve commercial buildings within the Wauchula Community Redevelopment Agency District in an effort to improve the area in ways that contribute to the physical, economic, social and aesthetic well-being of the City of Wauchula. Moreover, it is the intent of this program to encourage improvements to private properties that go well beyond what is required under the City of Wauchula's Land Development Regulations to enhance the form, function and design quality of this redevelopment district.

APPLICATION AND PROJECT REQUIREMENTS

1. Applications will only be accepted during an advertised grant cycle.
2. Applications will be reviewed and scored. Award amount is based on scoring but subject to funding and WCRA Board final approval. The WCRA Board shall have final approval of all applications. Awards shall not exceed WCRA funds available at time of approval.
3. Applicants must be the property owner or the property owner's registered agent.
4. No more than 1 open grant award shall be allowed per property owner or the property owner's registered agent.
5. The WCRA reserves the right to modify or cancel parts of or the entire Commercial Revitalization Program at any time without notice. If the program is modified or eliminated, the Agency will ensure that any previously approved grantees undergoing renovation will be completed per contract as long as the owner(s) abide by the contract.
6. Projects on properties that do not/will not collect property tax and contribute to the CRA Tax Increment Financing Fund (TIFF), and projects to improve property used or designed primarily for residential use (including, but not limited to apartments, condominiums, townhomes, duplexes, single family homes, and other residential housing) are not eligible to apply for the grant.
7. Work shall not begin prior to receipt of a fully executed grant agreement.
8. All applications shall be reviewed on a case by case basis by the WCRA Board to determine if an application meets the intended program goals.
9. Grants are paid as reimbursement. No funds shall be paid to the Applicant until the WCRA staff have received the official Certificate of Occupancy or Certificate of Completion and any other documentation required by the grant agreement with the WCRA.
10. Only project construction costs are eligible for the grant program. Design and permitting costs are not eligible for the grant program.
11. All incentivized development shall conform to the current edition of the City of Wauchula Land Development Code.
12. When agreed upon, redeveloped parking located on private property will be owned by the private property owner but be designated for public use for the life of the WCRA.
13. Applicants must supply the WRCA 3 quotes for the project elements funded by the grant application.
14. Applicants will not be approved for more than 1 grant extension.
15. Approved applicants are not eligible to submit another application for the same property address for a period of 5 years.

16. Project elements must remain unchanged for a period of 5 years from the date of the Certificate of Occupancy or Certificate of Completion.
    a. A lien will be recorded for the value of the grant funds paid and shall become due and payable immediately upon any alteration of project elements during the 5 year period.
17. Applicants are required to provide updates to the WCRA Board as requested by staff.
18. Projects located in the HC1 zoning district must receive approval prior to beginning work.
19. Property address for the proposed project must be within the WCRA boundaries (see attached map).

APPLICATION PROCESS

1. Submit a completed application to the WCRA for review during the open grant cycle. Incomplete applications will not be considered for funding until a complete application, and all supporting documents are received by the WCRA. Applications must be signed by the owner of the property of record or the owner's registered agent; tenants and/or other occupants are ineligible to participate in the program and are prohibited from filing an application on behalf of an owner, unless otherwise authorized, in writing, by the property owner.
2. Upon determination of completeness and eligibility, WCRA staff will review and score projects for presentation to WRCA Board. Tied scores will be ranked by order they were received.
3. Any improvements completed prior to approval by WCRA Board are not eligible for reimbursement.
4. Applicants not approved may apply again during the next open grant cycle.
5. Application to this grant program is not a guarantee of funding. Funding is at the sole discretion of the WCRA Board.
6. The WCRA recommends that Applicants attend the WCRA Board workshop during which the Board will consider their application in order to answer any questions the WCRA Board may have regarding their application.
7. Approved applications will enter into a grant agreement that must be fully executed before any work related to the project commences.

CONSTRUCTION/PAYMENT & SITE VISITS BY THE WCRA

1. The Commercial Revitalization Grant Agreement is between the WCRA and the Applicant and/or property owner. The WCRA will not make payments directly to the contractor.
2. The WCRA will not disburse funds until WCRA staff receive the official Certificate of Occupancy or Certificate of Completion, proof of payment to the contractor, including copies of cleared checks, and any other documentation required by the grant agreement.
3. WCRA staff member will visit the property and photograph the completed project.
4. WCRA Staff may conduct unannounced site visits before, during, and after the project to determine and ensure compliance with the terms of the grant agreement.
5. Construction, final payments to vendors, and document submittals must be complete by the deadline date to remain in compliance with the grant requirements and receive reimbursement.

Community Redevelopment Agency
Revitalization Program
APPLICATION

Date Rec'd_____
Score_____
Award_____

Applicant Name:_____

Mailing Address:_____

Business Name:_____

Property Owner Name:_____

Property Address:_____

Applicants Phone Number:_____ Email:_____

I hereby submit the following application for consideration by the Wauchula Community Redevelopment Agency Board. I understand that the request must be approved by the Board and that funding is not guaranteed. I also understand that award monies will be dispersed as defined in the Grant Application.

I acknowledge that I have read and understand the Application and Project Requirements, , Application Process, and Construction/Payment & Site Visit portions of the application and the application packet is complete in accordance with the Grant Checklist.

I acknowledge the project must be completed according to the timeline submitted with this Application. Should any changes be made to the project without prior approval by the WCRA Board, I understand that the grant will be void.

I acknowledge that the property to be improved does not have any delinquent ad valorem taxed and is free from all municipal and county liens, judgements, and encumbrances of any kind.

_____ _____

Print Name of Applicant | Applicant Signature | Date

_____ _____

Print Name of Property Owner | Property Owner Signature | Date

Staff Notes: _____

_____

_____

_____

_____

COMMERCIAL REVITALIZATION GRANT CHECKLIST

AT TIME OF APPLICATION

□ One (1) hard copy of completed application.

□ Photographs of the current condition of site and structures.

□ Architectural renderings of proposed improvement in color and/or detailed floorplan or proposed improvements (if requested applicable to the nature of the project).

□ A detailed outline of all proposed improvements with three (3) quotes from a licensed contractor.

□ A detailed proposed project schedule.

□ If any components of the project pertain to paving, fencing, landscaping, etc., a survey showing the location of work is also required.

□ Proof of current City and County property tax.

□ The Wauchula CRA Commercial Revitalization Grant Application signed by Applicant.

□ Property owner's signature on application (or other authorizing documentation) if Applicant is not the owner.

WITHIN 30 DAYS OF GRANT AWARD

□ The Wauchula CRA Commercial Revitalization Grant Agreement has been signed and notarized by both the applicant and property owner (if they are not the same).

□ Copy building permit.

□ Copy of Historic Preservation Board Certificate of Appropriateness (when applicable).

AT PROJECT COMPLETION

□ Copy of Certificate of Occupancy or Certificate of Completion from the Hardee County Building Department.

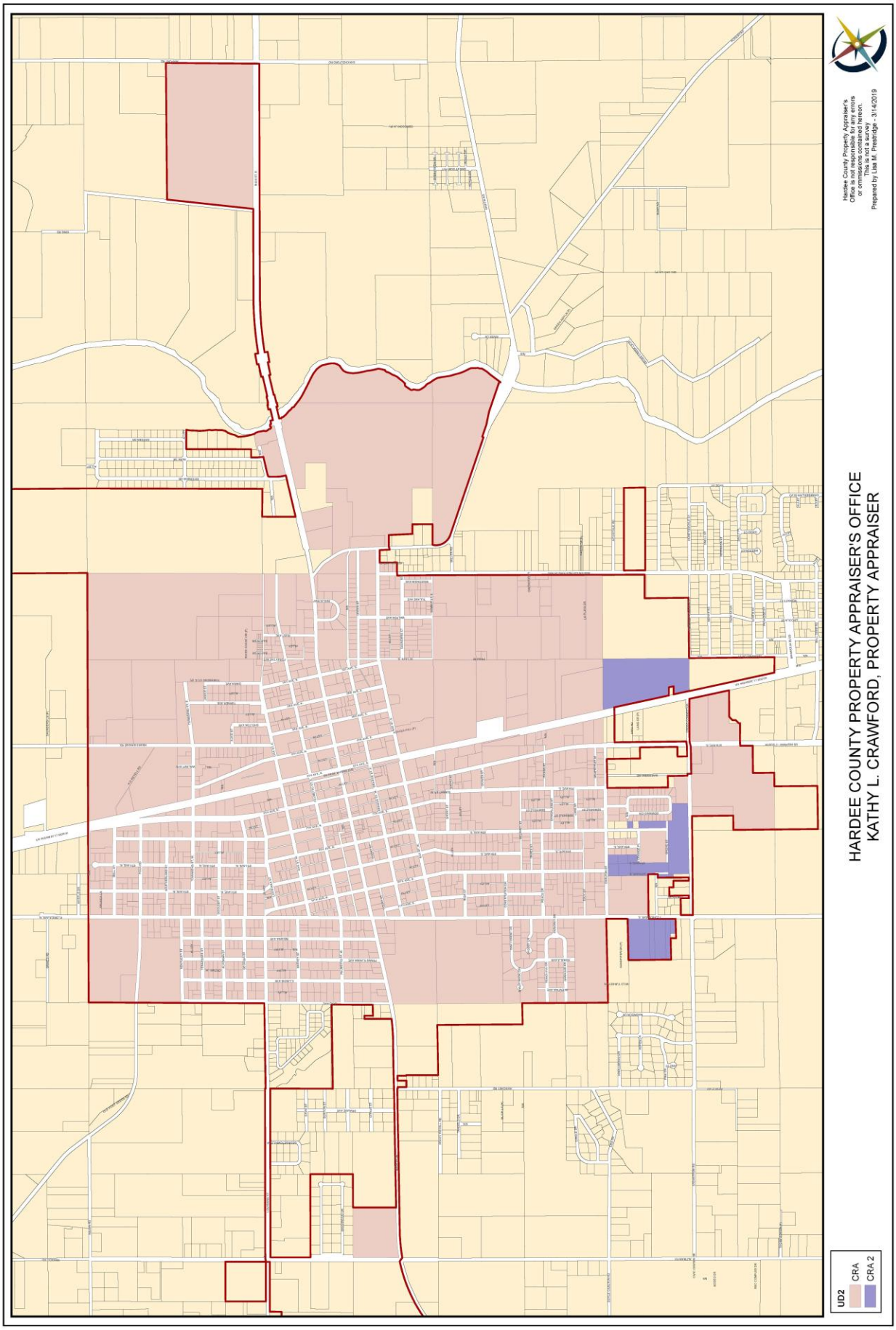
□ Proof of payment to contractor as final payment.

□ Competed W-9 Form for payee.

SCORING CRITERIA	
Private Contribution	
Between 0 and 20% of assessed value	5
Between 21% and 40% of assessed value	10
Between 41% and 60% of assessed value	20
61% and above assessed value	30
Project Type	
Vacant Building	20
New Construction/Addition	15
Utilities	
Electrical	15
Plumbing	15
HVAC	5
Fire Suppression/Sprinkler System	20
Façade Improvements – Max 25 points	
Paint	5
Landscape	5
Signage	5
Awning	10
Restoration of historic features	15

15 -24 points	25 -34 points	35 -44 points	45 - 54 points	55 – 64 points	65 – 74 points	75 - 84 points	85 – 94 points	95+ points
$10,000 Cap	$15,000 Cap	$20,000 Cap	$25,000 Cap	$30,000 Cap	$35,000 Cap	$40,000 Cap	$45,000 Cap	$50,000 Cap

*Applications scoring below 15 points will be recommended for denial.
*Award amounts based on the following scoring and not guaranteed.
*At no point will awards amounts exceed 50% of the total project cost.


HARDEE COUNTY PROPERTY APPRAISER'S OFFICE
KATHY L. CRAWFORD, PROPERTY APPRAISER
Hardee County Property Appraiser's Office is not responsible for any errors or omissions contained herein.
This is not a survey
Prepared by Lisa M. Prestridge - 3/14/2019
UD2
CRA
CRA 2

WAUCHULA
BUILDING NEW BEGINNINGS FROM OLD TRADITIONS

WAUCHULA COMMUNITY REDEVELOPMENT AGENCY

REVITALIZATION GRANT

GRANT CYCLE OPEN
OCTOBER 13 - NOVEMBER 1, 2026

PROGRAM PURPOSE

RESTORE AND IMPROVE COMMERCIAL BUILDINGS WITHIN THE WCRA DISTRICT TO IMPROVE THE AREA IN WAYS THAT CONTRIBUTE TO THE PHYSICAL, ECONOMIC, SOCIAL, AND AESTHETIC WELL-BEING OF THE CITY OF WAUCHULA.



Grant Packet:
WWW.CITYOFWAUCHULA.COM



FUNDING AGREEMENT

THIS FUNDING AGREEMENT, is entered into this ____day of October 2026, by and between the Wauchula Community Redevelopment Agency, a Florida dependent special district, hereinafter referred to as "CRA", and Main Street Wauchula, Inc., a non-profit Florida corporation, hereinafter referred to as "MSW".

WHEREAS, the CRA and MSW have each established goals for the promotion of the CRA area to the public; and

WHEREAS, the CRA and MSW wish to work in harmony in addressing the marketing/promotion and economic development needs of the CRA area and in communicating with the public and local businesses; and

WHEREAS, the City, the CRA, and Hardee County are parties to a January 3, 2025 Interlocal Agreement relating to the use of tax increment funds to support CRA marketing, the arts, and community events held in the Wauchula Community Redevelopment District, to attract visitors to the CRA District and to revitalize and redevelop the CRA District for the benefit the citizens of the City and the broader Hardee County community; and

WHEREAS, the CRA and MSW wish to extend support for MSW in order to promote the above goals for the fiscal year 2026-2027 ending September 30, 2027; and

WHEREAS, MSW has additional resources available through the National Trust for Historic Preservation/Main Street America and the Florida Main Street program to assist in the development and promotion of the CRA area and its Historic District.

NOW, THEREFORE, in consideration of the mutual covenants, the parties agree as follows:

1. CRA Agrees to Provide:

a) Funding in the amount of $35,000 for MSW to implement a Florida Main Street Program providing services that can benefit the CRA through projects such as those described in Section 2 of this Agreement. MSW's request for funds in the amount of $35,000 has been approved by the CRA to assist the organization with fulfilling the Main Street Four Point Approach® to Revitalization of Organization, Design, Promotion, and Economic Vitality as outlined by the Main Street America, a subsidiary of The National Trust for Historic Preservation. The funds shall be utilized during the period October 1, 2026 to September 30, 2027.
b) In addition, the CRA agrees to provide in-kind support to MSW by assigning the CRA Director to support MSW as its Program Director, fulfilling the duties and tasks mentioned in ADDENDUM 1 of this contract titled LETTER OF AGREEMENT between the State of Florida's Florida Main Street Program and MSW. Should at any time the CRA or MSW become dissatisfied with this arrangement of in-kind support, a thirty-day notice of termination shall be presented. At that time, the CRA shall determine whether or not to continue providing any additional funding requests to MSW.

2. MSW Agrees to Fulfill the Main Street Four Point Approach® with Services/Programs Such As:

a) Focus on Economic Development
   - Technical support to existing businesses ensuring their success and longevity including but not limited to education, networking, and grant/funding opportunities
     - Provide a Continuing Education Grant Program
   - Provide grants for new and existing businesses
     - Continue partnership with City of Wauchula to offer a Utility Deposit Grant Program to attract new businesses
     - Create a vibrant downtown with a Façade Grant Program
   - Provide technical support for rehabilitation/renovation to property owners promoting Secretary of Interiors Standards for Rehabilitation
   - Contact appropriate businesses/companies/corporations and promote vacant properties within the MSW program area located in Historic Downtown Wauchula.
   - Market current downtown businesses, local arts, and community events within the Wauchula Community Redevelopment District to the local community, as well as to neighboring cities/counties through social media, print media, websites, events, etc., in order to attract visitors to the CRA District and to revitalize and redevelop the CRA District.

b) Focus on Historic Preservation
   - Provide technical assistance to property owners, providing Secretary of Interior Standards of Rehabilitation education and guidance as it relates to their building renovation.
   - Continue to offer historic tours
   - Expand the historic marker program
   - Create a living history library

c) Focus on Downtown Beautification
   - Continue to offer Façade Grants to assist businesses with purchasing signage and/or improving the exterior appearance of their business/building and thus increasing business.
   - Continue to develop and implement beautification programs such as the Main Street banners, Heritage Park lighting, etc.
   - Expand and maintain a Ridgeline Lighting Program, which will outline all the rooflines in the downtown, drawing the attention of those traveling on Hwy 17 as well as enhancing the appearance for residents to enjoy.
   - Continue to promote the arts with additional murals in the downtown area.

d) Work with the CRA to help further the goals established in the CRA Redevelopment Plan Update.

e) Continue to develop and conduct a wide variety of targeted community events designed to attract diverse demographic groups, enhance the appeal of Downtown Wauchula, and attract visitors to the area.

3. MSW agrees to provide monthly, or as needed, reports to the CRA through the CRA Director or MSW Board Members.

4. MSW acts as an independent contractor to provide these agreed to services and not as an agent or employee of the CRA. MSW shall save and hold the CRA harmless from all suits, claims or causes of action arising from the conduct of MSW in carrying out the terms of this Funding Agreement, whether the suit, claim or cause of action sounds in tort, contract, federal, state or local law violations or any other action brought against the CRA for conduct

of MSW. MSW shall indemnify the CRA for any losses that the CRA sustains as a result of MSW conduct in performing this Agreement.

As Assurance of MSW's intent to indemnify and save the CRA harmless from all actions, suits or claims arising from the conduct of MSW, MSW shall maintain general liability insurance naming the City of Wauchula and the CRA as additional insureds. General liability coverage amounts shall not be less than $1,000,000 per occurrence. Said policy may not be canceled or changed without thirty days prior written notice to the CRA.

5. In addition to maintaining liability insurance, MSW agrees to maintain volunteer insurance and board of directors' insurance.

6. This Funding Agreement may be reviewed annually at the discretion of the CRA.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective the date first stated above.

WAUCHULA COMMUNITY REDEVELOPMENT AGENCY:

By: _____
Richard Keith Nadaskay, Jr.,
Chairman of the Board of Directors of the CRA

MAIN STREET WAUCHULA, INC.,
a Florida not-for-profit corporation

By: _____
Jessica Newman,
Executive Director

FLORIDA MAIN STREET

LETTER OF AGREEMENT

Florida Main Street Communities
January 2026 – December 2026

THIS AGREEMENT, which incorporates Rule 1A-36 Florida Administrative Code (F.A.C.) is entered into and executed by the Florida Main Street (FMS) Program and the local Main Street program, hereinafter referred to as the Local Program. A copy of Rule 1A-36 may obtained from the Bureau of Historic Preservation, or online at https://www.flrules.org/gateway/ChapterHome.asp?Chapter=1A-36.

THIS AGREEMENT is for the purpose of implementing the Main Street Program in the local community, as well as maintaining the Main Street designation and affiliation with the FMS network.

Local Program not conducted in accordance with the requirements of this agreement, will be notified by the Division in writing of noncompliance and will be allowed 90 days from the date of notification to bring the Local Program back into compliance with cited requirements. All training and technical assistance to the Local Program to be provided pursuant to the Florida Main Street Agreement will be postponed during this 90-day period or until the Local Program is brought back into compliance. If, after the 90-day period has expired, the Local Program remains in non-compliance, it will be designated inactive and will not be eligible to receive on-site training and technical assistance from the Florida Main Street Program until such time as corrective actions are taken by the Local Program and it is once again conducted in accordance with the cited requirements.

SECTION I

The State agrees to do as follows:

1. Designate a Program Coordinator and staff to handle all communications between the Local Program, Florida Department of State, Division of Historical Resources and the National Main Street Center (NMSC)
2. Conduct quarterly meetings and workshops to further develop the professional skills of Local Program Executive Directors, board members and volunteers
3. Conduct annual two two-day statewide Main Street Basic Training and orientations that include the Main Street Four-Point Approach™ and historic preservation training for all Executive Directors, board members and volunteers.
4. Conduct a multi-day FMS Annual Conference that focuses on current downtown revitalization and historic preservation issues
5. Communicate with Local Program regularly, disseminate information from NMSC, and maintain sub-licensing agreements per requirements set forth by NMSC

6. Collect and publish economic development key reinvestment statistics both statewide and by Local Program
7. Advance the Main Street Approach to revitalization and historic preservation goals of Active Local Programs and of the FMS program through the Secretary of State's Florida Main Street Awards Program
8. Provide on-site technical assistance services by Program Coordinator, other state agencies, and professional consultants with expertise in a range of disciplines relating to historic preservation and downtown revitalization. Accredited Local Programs are eligible based upon availability of resources.
9. Confirm eligibility for a registration scholarship to the National Main Street Annual Conference

SECTION II

The Local Program agrees to:
Please read the following items carefully and initial where indicated.

TS ___ 1. Maintain the Local Program's focus on the revitalization of the downtown/ neighborhood commercial district utilizing the Main Street Four-Point Approach®. This should be reflected in the program's annual work plan, goals and objectives, vision, and mission statement.

TS ___ 2. Have an annual Resolution of Support passed by the Local Program Board of Directors, stipulating commitment to continue to follow the Main Street Four-Point Approach®.

TS ___ 3. Maintain broad-based community support for the Local Program with strong support from both the public and private sectors through financial contributions and in-kind support.

TS ___ 4. Have an annual Resolution of Support passed by the city council.

TS ___ 5. Develop a comprehensive annual work plan, based on the Local Program's vision and mission statements and relevant to the Local Program's organizational stage. Work plan must be electronically submitted on the online reporting system (www.floridamainstreetreporting.com) by January 6th of each year of this Agreement. This Agreement becomes null and void if a work plan is not received by January 6th.

TS ___ 6. Possess an historic preservation ethic as evidenced by:

a. Having or working towards putting in place an active design assistance program;
b. Encouraging building renovation or rehabilitation consistent with the recommended treatments described in The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, National Park Service, U.S. Department of the Interior (revised 1990), incorporated by reference, a copy of which may be obtained from the Bureau of Historic Preservation, or online at www.nps.gov/tps/standards.htm
c. Encouraging public awareness of the historic properties in the Local Program Area and the importance of their preservation;
d. Working toward putting in place land use policies that encourage new development within the Local Program Area that is compatible with the historic character of the properties therein; and
e. Encouraging the adoption of a Certified Local Government as described in http://dos.myflorida.com/historical/preservation/certified-local-governments

TS ___ 7. Maintain an active board of directors and committees to include, but not limited to, organization, promotion, design, and economic vitality.

TS ___ 8. Employ a full-time paid professional to serve as the Main Street Executive Director (part-time Executive Director in cities with less than 5,000 population) who will be responsible for the day-to-day administration of the Main Street program in the community. A description of the Executive Director's duties and qualifications shall be agreed upon and executed by the Main Street Executive

Director and the Local Program. Executive Director job description for the Local Program must be provided electronically via email to FMS office by January 6th of each year of this Agreement.

a. In the event the Executive Director's position is vacated during the term of this Agreement, the Local Program agrees to fill the position within a reasonable time with a person meeting the qualifications as attached, and to provide a written timeline to fill this position to the Florida Main Street Program. Florida Main Street reserves the right to suspend or cancel Main Street designation if the position is vacated for more than six (6) months. Upon replacing an Executive Director, the local program will be required to send the new Main Street Executive Director to a comprehensive Main Street basic training and orientation program (the first available).

TS JW 9. Have dedicated funding for an annual operating budget sufficient to cover the cost of:

- Executive Director's salary and fringe benefits
- Rent and general office expenses
- Travel for participation in FMS Quarterly Meetings and Annual Conference
- Executive Director's professional development
- Projects as detailed in the Local Program comprehensive work plan

TS JW 10. Maintain a full-time office within the designated boundaries of the Local Program.

TS JW 11. Maintain key reinvestment statistics for monitoring the progress of the Local Program; submit FMS quarterly reports using the on-line system provided by FMS on or before the schedule identified on the form; and submit other information requested by FMS on or before the identified deadlines. (Local Programs are not eligible for technical assistance services or Secretary of State Award nomination until up-to-date reports are completed and submitted to the Florida Main Street Program.)

TS JW 12. Participate, as required by FMS, in quarterly meetings and the Annual Conference as scheduled throughout the year. To remain in compliance and to be eligible for National Main Street accreditation, the Local Program must have representation on all days, in their entirety. If the Executive Director cannot attend another representative from the Local Program should attend.

TS JW 13. Allow funding for at least one board member to attend annual board trainings and conference.

TS JW 14. Inform FMS of leadership and staff changes within 30 days of a change and provide email and telephone information.

TS JW 15. Maintain active membership with the National Main Street Center.

TS JW 16. Use the words "Main Street" ™ either as an official part of the Local Program's name or as a tagline, such as … "A Florida Main Street community." Agree to stop using "Main Street"™ name when no longer approved by FMS as a participating Local Program.

TS JW 17. Understand National Main Street Center's name use policy, and enter into a sub-license agreement that uses language approved by NMSC to use the Main Street America™ and any other NMSC marks.

TS JW 18. Implement and support the new standards and key indications adopted by NMSC as part of their 2022 Strategic Plan:

Broad based community commitment to revitalization;
Inclusive leadership and organizational capacity;
Diverse funding and sustainable program operations;
Strategy-driven programming;
Preservation-based economic development;
Demonstrated impact and results.

SECTION III

Florida Main Street and the Local Program jointly agree that:

1. This agreement may be modified only by written amendment executed by all parties hereto and approved by the FMS Coordinator:
2. This agreement may be terminated by either party by giving written notice to the other, at least 60 days before the effective date of such termination;
3. This agreement shall not be binding upon the parties until it is approved by the Division Director
4. The term of this agreement shall be from January 1, 2026 through December 31, 2026.

IN WITNESS WHEREOF, the parties have executed this agreement.

Main Street Wauchula Inc. 1/6/26

Name of Local Program — Date

By: Tiffany Southwell

President, signature

Tiffany Southwell

President, print name

Executive Director, signature

Jessica Newman

Executive Director, print name

Director, Division of Historical Resources

Date

Florida Main Street
Bureau of Historic Preservation
R.A. Gray Building, 4th Floor
500 South Bronough Street
Tallahassee, FL 32399

850-245-6345
Floridamainstreet@dos.myflorida.com
www.floridamainstreet.com

1. This agreement may be modified only by written amendment executed by all parties hereto and approved by the FMS Coordinator:
2. This agreement may be terminated by either party by giving written notice to the other, at least 60 days before the effective date of such termination;
3. This agreement shall not be binding upon the parties until it is approved by the Division Director
4. The term of this agreement shall be from January 1, 2026 through December 31, 2026.

IN WITNESS WHEREOF, the parties have executed this agreement.

Main Street Waucheula Inc. — Name of Local Program

1/6/26 — Date

By: Tiffany Southwell — President, signature

Tiffany Southwell — President, print name

Executive Director, signature

Jessica Newman — Executive Director, print name

Director, Division of Historical Resources

5/1/26 — Date

Florida Main Street
Bureau of Historic Preservation
R.A. Gray Building, 4th Floor
500 South Bronough Street
Tallahassee, FL 32399

850-245-6345
Floridamainstreet@dos.myflorida.com
www.floridamainstreet.com

RESOLUTION 2026 - 25

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WAUCHULA, FLORIDA; SUPPORTING THE FUNDING AGREEMENT BETWEEN THE WAUCHULA COMMUNITY REDEVELOPMENT AGENCY AND MAIN STREET WAUCHULA, INC; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency (the "CRA") and Main Street Wauchula Program, Inc., a non-profit Florida corporation ("MSW") have each established goals for the promotion of the City of Wauchula (the "City") to the public; and

WHEREAS, the CRA has adopted a Redevelopment Plan including goals and objectives to revitalize the CRA program area; and

WHEREAS, the CRA program area includes the Main Street Wauchula ("MSW") program area as approved by the State of Florida, Florida Main Street program; and,

WHEREAS, the CRA and MSW have each established goals for the promotion of the City of Wauchula to the public; and

WHEREAS, the City, the CRA, and Hardee County are parties to a January 3, 2025 Interlocal Agreement relating to the use of tax increment funds to support CRA marketing, the arts, and community events held in the Wauchula Community Redevelopment District, to attract visitors to the CRA District and to revitalize and redevelop the CRA District for the benefit the citizens of the City and the broader Hardee County community; and

WHEREAS, the CRA and MSW wish to work in harmony in addressing the marketing/promotion and economic development needs of the City and in communicating with the public and local businesses; and

WHEREAS, the CRA wishes to extend support for MSW for the fiscal year 2026-2027 ending September 30, 2027; and

WHEREAS, MSW has additional resources available through the Main Street America and the Florida Main Street programs to assist in the development and promotion of the Wauchula CRA area and its Historic District, and

WHEREAS, in the exercise of its authority, the City Commission of the City of Wauchula (the "Commission), in its dual role as the Board of Directors of the CRA of the City has determined that it is in the best interest of the public health, safety and general welfare of the City and its residents to support the Funding Agreement with MSW, as recommended by the CRA's Director.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WAUCHULA, FLORIDA, THAT:

1. The City Commission supports the Funding Agreement by and between the CRA and MSW, a copy of which is attached hereto and made a part hereof by this reference.

2. This Resolution shall be effective immediately upon its adoption by the City Commission.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective the date first stated above.

On Motion of Commissioner _____, seconded by Commissioner _____, the above resolution was introduced and approved by the City Commission of the City of Wauchula, Florida, on the ____ day of _____, 2025.

(SEAL)

ATTEST: CITY OF WAUCHULA

_____ By:_____
Stephanie Camocho, City Clerk Richard Keith Nadaskay, Jr., Mayor

APPROVED AS TO FORM:

By:_____
Kristie Hatcher-Bolin, City Attorney