



## **PLANNING AND ZONING BOARD MEETING AGENDA**

**Monday, November 17, 2025 at 5:30 PM**

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

**[www.cityofwauchula.gov](http://www.cityofwauchula.gov)**

---

### **INVOCATION**

### **PLEDGE OF ALLEGIANCE**

### **CALL TO ORDER**

### **ROLL CALL**

### **MINUTES FOR APPROVAL**

- 1.** Minutes for 09/15/2025 Planning and Zoning Meeting

### **PUBLIC COMMENT / NON-AGENDA ITEMS**

### **ORDINANCES**

- 2.** Ordinance 2025-16 CIE update
- 3.** Ordinance 2025-18 Certified Recovery Residences
- 4.** Ordinance 2025-19 Condo Engineering Inspections
- 5.** Ordinance 2025-17 - REMOVED FROM AGENDA

### **ITEMS TO DISCUSS**

- 6.** Board Member, Wayne Johnson  
Vote is required to be removed from the board

### **OLD BUSINESS**

### **REMINDERS**

### **ADJOURNMENT**



## **PLANNING AND ZONING BOARD MEETING MINUTES**

**Monday, September 15, 2025 at 5:30 PM**

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

**[www.cityofwauchula.gov](http://www.cityofwauchula.gov)**

---

### **INVOCATION**

### **PLEDGE OF ALLEGIANCE**

### **CALL TO ORDER**

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

### **ROLL CALL**

#### **PRESENT**

Garry Phillips  
Thomas Stanton  
William Dowden

#### **ABSENT**

Wayne Johnson  
Donna Steffens

#### **STAFF PRESENT**

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

### **MINUTES FOR APPROVAL**

1. Minutes for 08/18/2025 Planning and Zoning Meeting  
Minutes for 08/18/2025 Planning and Zoning Meeting  
Motion made by Stanton, Seconded by Dowden.  
Voting Yea: Phillips

### **PUBLIC COMMENT / NON-AGENDA ITEMS**

No public comments presented.

### **ITEMS TO DISCUSS**

2. Bay Street Development Preliminary Plat  
Marisa Barmby - Central Florida Regional Planning Council  
Barmby shared a presentation for the Board to consider approval regarding the layout of the preliminary subdivision plat for the Bay Street Subdivision, located at the southwest corner of the intersection of Bay Street and 1st Avenue South. Barmby covered City code allowances, future land use, and zoning.

John Raymond - Barkdoll Land Development/National Development / Sergio Jimenez - Rhino Construction  
 Raymond and Jimenez provided a presentation with a project overview.

Public comment:

Betsy W. Perry - resides at the corner of Summit/1st

Concerns about sewer capacity and about a possible flooding issue in the surrounding area if the ground has to be built up. Jimenez addressed the concerns.

(Nancy) Renee Sanow - 302 Azalea Hill

Sanow stated the road behind her house was a private road and she wanted to ensure it remained private. The developer stated they did not have any intentions of disturbing that roadway. Sanow and an additional unnamed citizen, also asked about fencing requirements and Barmby explained the code requirements that the developer will be required to meet.

Move to approve with changes to the preliminary plat for the proposed Bay Street Subdivision.

Motion made by Dowden, Seconded by Stanton.

Voting Yea: Phillips

### 3. Discussion Item: Building Height Requirements

Marisa Barmby - Central Florida Regional Planning Council

Barmby explained the City was interested in evaluating options for increasing the building height requirements in the HC-1, PSP, C-1, and C-2 zoning districts. Barmby presented the Table of Development Standards, which included the building height requirements for the different zoning districts, as well as several conceptual photos for visual purposes.

The Board was receptive to the City looking into potential changes.

## **OLD BUSINESS**

Long updated the Board on Mr. Johnson and explained the code stated the Board may vote him off if they wish. The Board recommended the seat be filled if no response is received from attempts to contact Mr. Johnson.

## **ADJOURNMENT**

With no further business to discuss, Phillips adjourned the meeting at 6:42 pm.



**CITY OF WAUCHULA  
2025 ANNUAL UPDATE TO THE COMPREHENSIVE PLAN'S CAPITAL IMPROVEMENT ELEMENT (CIE)  
STAFF REPORT & PROPOSED AMENDMENTS**

**TO:** City of Wauchula Planning and Zoning Board

**PREPARED BY:** Central Florida Regional Planning Council

**AGENDA DATE:** November 17, 2025

**REQUESTED ACTION:** **A CITY-INITIATED AMENDMENT TO THE COMPREHENSIVE PLAN FOR THE 2025 ANNUAL UPDATE TO THE CAPITAL IMPROVEMENT ELEMENT**

**Ordinance 2025-16:** An ordinance of the City of Wauchula, Florida, providing for the update of the adopted capital improvements element and 5-year capital improvements plan of the City of Wauchula 2030 Comprehensive Plan

**BACKGROUND:**

The Florida Statutes mandates that local governments should update and adopt the Capital Improvement Element (CIE) (including the CIE 5-Year Schedule of Improvements) after adoption of the Annual Budget and CIE.

**SUMMARY:**

The CIE must be reviewed on an annual basis and modified as necessary in accordance with Section 163.3187 or Section 163.3185, Florida Statutes. CIE amendments require only a single public hearing before the governing board which shall be an adoption hearing. The updated CIE may be transmitted to Florida Commerce for notification.

Adoption of the CIE is by ordinance. Exhibit "A" to the Ordinance contains the Capital Improvement Element Amendment and the 5-year schedule of capital improvements.

**RECOMMENDATION:**

The Central Florida Regional Planning Council recommends that the Planning and Zoning Board forward the 2025 annual update to the CIE to the City Commission with a recommendation for approval.

The CFRPC recommends that the City Commission approve the 2025 annual update the CIE.

If the City Commission votes to approve the amendment, the CFRPC will transmit this amendment on behalf of the City to Florida Commerce.

---

Attachments:

Ordinance 2025-16

**ORDINANCE 2025-16**

**AN ORDINANCE OF THE CITY OF WAUCHULA, FLORIDA, PROVIDING FOR THE UPDATE OF THE ADOPTED CAPITAL IMPROVEMENTS ELEMENT AND 5-YEAR CAPITAL IMPROVEMENTS PLAN OF THE CITY OF WAUCHULA 2030 COMPREHENSIVE PLAN, SAID AMENDMENT BEING KNOWN AS “AMENDMENT 25-01CIE”; PROVIDING FOR TRANSMISSION OF THIS ORDINANCE TO FLORIDA COMMERCE FOR NOTIFICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 163, Part II, Florida Statutes, establishes the Community Planning Act (“Act”), which empowers and mandates the City of Wauchula, Florida, (the “City”) to plan for future development and growth and to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; and

**WHEREAS**, Section 163.3177(3)(a)3.(b), Florida Statutes, requires local governments, to review on an annual basis and modify as necessary the Capital Improvements Element and 5-Year Capital Improvements Plan; and

**WHEREAS**, the Commission has determined that it is in the best interest of the public health, safety and general welfare of the residents of the City to amend the Capital Improvements Element and 5-Year Capital Improvements Plan consistent with the requirements of Section 166.041, Florida Statutes; and

**WHEREAS**, in exercise of its authority the Commission has determined it necessary to adopt this amendment to the Plan, which is attached hereto as **Exhibit “A”** and by this reference made a part hereof, to ensure that the Plan is in full compliance with the laws of the State of Florida; and

**WHEREAS**, pursuant to Section 166.041, Florida Statutes, the Commission held meetings and hearings on Amendment 25-01ESR, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF WAUCHULA, FLORIDA THAT:**

**Section 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.

**Section 2.** The City of Wauchula hereby amends the following Element of its Comprehensive Plan: Capital Improvements Element (the “CIE”) including the annual update of the 5-Year Capital Improvements Plan (the “CIP”). Said amendment is set forth in **Exhibit “A”** attached hereto and by this reference made a part hereof.

**Section 3.** A certified copy of this enacting ordinance and certified copy of the City of Wauchula Comprehensive Plan shall be located in the Office of the City Clerk of Wauchula. The City Clerk shall also make copies available to the public for a reasonable publication charge.

**Section 4.** If any provision of this ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such provision and such holding shall not affect the validity of any other provision, and to that end the provisions of this ordinance are hereby declared severable.

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

**Section 6.** This Ordinance shall take effect immediately upon its adoption.

**Section 7.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Comprehensive Plan of the City; 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 City Manager or his designee, without need of public hearing, by filing a corrected or recodified copy of same with the City Clerk.

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

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

This ordinance was moved for adoption by Commissioner \_\_\_\_\_.  
The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Commissioner Anne Miller _____	insert yes or no
Commissioner Russell Graylin Smith _____	insert yes or no
Commissioner Keith Nadaskay, Jr _____	insert yes or no
Commissioner Dr. Sherri Albritton _____	insert yes or no
Commissioner Gary Smith _____	insert yes or no

(SEAL)

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Stephanie Camacho, City Clerk

\_\_\_\_\_  
Richard Keith Nadaskay, Jr., Mayor

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
Thomas A. Cloud, City Attorney

**CITY OF WAUCHULA  
EXHIBIT "A"**

**AMENDED**

**CAPITAL IMPROVEMENTS ELEMENT**

**UPDATED 5-YEAR CAPITAL IMPROVEMENT PLAN**



## CIP TABLE

Project	Type	Subtype	Location	Revenue Source Detail	Cost Allocation	Schedule (Fiscal Year)
10th Avenue Pedestrian, Roadway and Drainage Improvements	Infrastructure	Roads	10th Avenue	FDOT	\$2,570,630.0 0	2024-2025
Additional Covered Storage	Facility	Warehouse	1108 E Main St	Utility Fund	\$20,000.00	2024-2025
Advanced Metering Infrastructure (AMI) Design and Installation	Infrastructure	Meter Reader	City Wide	DEP	\$4,750,000.0 0	2024-2025
Airport T Hangars Design & Construction	Facility	Airport	Wauchula Airport	Appropriation	\$2,500,000.0 0	2024-2025
Alabama Street Roadway Improvements	Infrastructure	Roads	Alabama Street	FDOT	\$359,888.00	2024-2025
Auditorium Improvements Ceiling and Backstage	Facility	Historic City Hall	225 E Main St	CRA	\$500,000.00	2024-2025
Bay Street Sidewalk 500 Feet	Infrastructure	Roads	Bay Street	General Fund	\$7,500.00	2024-2025
Court Street Roadway Improvements	Infrastructure	Roads	Court Street	FDOT	\$184,223.00	2024-2025
Diana Street Sidewalk 500 Feet	Infrastructure	Roads	Bay Street	General Fund	\$7,500.00	2024-2025
Farr Field Recreation Complex	Facility	Parks	Florida Avenue	CRA	\$632,542.00	2024-2025
Farr Field Recreation Complex	Facility	Parks	Florida Avenue	Legislative Appropriations	\$2,867,458.0 0	2024-2025
Garden Club Roof	Facility	Buildings	131 N. 8th Ave	General Fund	\$15,000.00	2024-2025
Hanchey Road Reconductoring (Engineering and Construction)	Infrastructure	Electric	Hanchey Road	Utility Fund	\$100,000.00	2024-2025
Heard Bridge Water Line Loop Design	Infrastructure	Water	Heard Bridge	EDA	\$170,000.00	2024-2025
In-Fill Housing Project	Facility	CRA	CRA Wide	CRA	\$1,050,000.0 0	2024-2025
LED Street Lighting	Infrastructure	Electric	City Wide	Utility Fund	\$40,000.00	2024-2025
Liftstation Lining Hardee Manor, Briarwood	Infrastructure	WWTP	City Wide	Utility Fund	\$12,000.00	2024-2025
New Terminal/Pilots Lounge Design & Construction	Facility	Airport	Wauchula Airport	Appropriation	\$500,000.00	2024-2025
Paving Melendy Street	Infrastructure	Roads	Melendy Street	FDOT	\$899,923.00	2024-2025
Replace Sewer between Knollwood Circle and Farr Field	Infrastructure	Sewer	Knollwood Farr Field	Utility Fund- Reserves	\$345,000.00	2024-2025
Riverview Heights Water Line Loop Design	Infrastructure	Water	Riverview	EDA	\$195,000.00	2024-2025

Road Improvements—Oak, Bay, & Palmetto	Infrastructure	Roads	City-Wide	HUD	\$2,000,000.00	2024-2025
Runway Extension Study, Design & Construction	Infrastructure	Airport	Wauchula Airport	FDOT	\$9,850,000.00	2024-2025
Sewer Manhole Lining	Infrastructure	Sewer	City-Wide	Utility Fund	\$30,000.00	2024-2025
South Florida Avenue Water & Wastewater Extension	Infrastructure	Water/Sewer	S. FL Ave	EDA	\$200,000.00	2024-2025
Southwest Area Elevated Water Tower with Transmission Lines	Infrastructure	Water	Southwest	Appropriation	\$8,212,789.00	2024-2025
Street Sign Replacement	Infrastructure	Roads	City-Wide	General Fund	\$8,500.00	2024-2025
Substation Spare Breaker & Relay	Infrastructure	Electric	111 E Bay Street	Utility Fund	\$51,000.00	2024-2025
Tennessee Street Roadway Improvements	Infrastructure	Roads	Tennessee Street	FDOT	\$405,509.00	2024-2025
Turner Avenue Roadway Improvements	Infrastructure	Roads	Turner Avenue	FDOT	\$441,323.00	2024-2025
Underground Reconductoring at Valencia	Infrastructure	Electric	City-Wide	Utility Fund	\$30,000.00	2024-2025
Abandon Sewer Behind Stadium—Reroute to Orange Ave	Infrastructure	Sewer	Wildcat Way—Orange Ave	SRF	\$743,000.00	2025-2026
Additional Covered Storage	Facility	Warehouse	1108 E Main St	Utility Fund	\$20,000.00	2025-2026
Airport Master Plan Update	Research and Development	Airport	Wauchula Airport	Airport Fund	\$7,200.00	2025-2026
Airport Master Plan Update	Research and Development	Airport	Wauchula Airport	FDOT	\$28,800.00	2025-2026
Airport Master Plan Update	Research and Development	Airport	Wauchula Airport	FAA	\$324,000.00	2025-2026
Auditorium Improvements—Fire Protection & ADA	Facility	Historic City Hall	225 E Main St	Legislative Appropriation	\$1,000,000.00	2025-2026
Bay Street Sidewalk—500 Feet	Infrastructure	Roads	Bay Street	General Fund	\$7,500.00	2025-2026
Clay Pipe Lining (or replacement)	Infrastructure	Sewer	City-Wide	Utility Fund	\$40,000.00	2025-2026
Design Apron Expansions—Phase 1 and 2	Infrastructure	Airport	Wauchula Airport	Airport Fund	\$5,000.00	2025-2026
Design Apron Expansions—Phase 1 and 2	Infrastructure	Airport	Wauchula Airport	FDOT	\$5,000.00	2025-2026
Design Apron Expansions—Phase 1 and 2	Infrastructure	Airport	Wauchula Airport	FAA	\$90,000.00	2025-2026
Downing Circle Mill and Repave	Infrastructure	Roads	Downing Circle	General Fund	TBD	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	\$1,314,000.00	2025-2026
Hidden Creek Street Lights	Infrastructure	Roads	Hidden Creek	General Fund	TBD	2025-2026
In-Fill Housing Project	Facility	CRA	CRA-Wide	CRA	\$180,000.00	2025-2026

LED Street Lighting	Infrastructure	Electric	City Wide	Utility Fund	\$30,000.00	2025-2026
Liftstation Lining- Stenstrom, Garden Drive	Infrastructure	WWTP	City Wide	Utility Fund	\$12,500.00	2025-2026
Linecrew Office Building	Facility	Electric	1108 E Main St	Utility Fund	\$3,000,000.00	2025-2026
New Flooring in City Admin (Carpet 1/2 of Building)	Facility	Flooring	126 S 7th Avenue	General Fund	\$20,000.00	2025-2026
Obstruction Removal Trees	Infrastructure	Airport	Wauchula Airport	Airport Fund	\$70,000.00	2025-2026
Obstruction Removal Trees	Infrastructure	Airport	Wauchula Airport	FAA	\$280,000.00	2025-2026
Pavement Management Plan	Research and Development	Roads	City Wide	General Fund	\$75,000.00	2025-2026
Paving/Parking at Warehouse	Facility	Parking Lot	1108 E Main St	Utility Fund	\$100,000.00	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	Utility Fund	\$15,350.00	2025-2026
Public Works Fuel Station	Facility	Public Works	175 Griffin Road	Sanitation Fund	\$15,375.00	2025-2026
Public Works Fuel Station	Facility	Public Works	175 Griffin Road	FDEM-HMGP	\$184,300.00	2025-2026
Replace Sewer Line on Walton	Infrastructure	Sewer	Walton	Utility Fund	\$350,000.00	2025-2026
Resurface South Admin Parking Lot	Infrastructure	Parking Lot	126 S 7th Avenue	General Fund	\$100,000.00	2025-2026
Riverview Heights Water Line Loop Construction	Infrastructure	Water	Riverview	TBD	\$2,305,000.00	2025-2026
S. 7th Avenue Sidewalk	Infrastructure	Roads	7th Ave - Bay to Melendy	CRA	\$54,000.00	2025-2026
S. 8th Avenue Sidewalk	Infrastructure	Roads	8th Ave - Orange to Melendy	CRA	\$61,000.00	2025-2026
Sewer Manhole Lining	Infrastructure	Sewer	City Wide	Utility Fund	\$30,000.00	2025-2026
Stormwater Master Plan Update	Research and Development	Roads	CRA Wide	CRA	\$75,000.00	2025-2026
Street Sign Replacement	Infrastructure	Roads	City Wide	General Fund	\$10,000.00	2025-2026
Substation Testing	Infrastructure	Electric	Substation	Utility Fund	\$40,000.00	2025-2026
Water Facilities Plan Update	Research and Development	Water	City Wide	Utility Fund	\$75,000.00	2025-2026
Abandon Sewer Behind Oak Forest- Reroute to Sunset Park	Infrastructure	Sewer	Oak Forest- Sunset Park	SRF	\$300,000.00	2026-2027

Bay Street Sidewalk- 500 Feet	Infrastructure	Roads	Bay Street	General Fund	\$7,500.00	2026-2027
Clay Pipe Lining (or replacement)	Infrastructure	Sewer	City Wide	Utility Fund	\$40,000.00	2026-2027
Construct Apron Expansion- Phase 1	Infrastructure	Airport	Wauchula Airport	Airport Fund	\$25,000.00	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
Hardee Crossings	Infrastructure	Electric	City Wide	Utility Fund	\$10,000.00	2026-2027
Liftstation Lining- Downing Circle, Gibbs, Hardee High	Infrastructure	WWTP	City Wide	Utility Fund	\$12,500.00	2026-2027
New Flooring in City Admin (Carpet 1/2 of Building)	Facility	Flooring	126 S 7th Avenue	General Fund	\$15,000.00	2026-2027
Solar Farm Project	Infrastructure	Electric	City Wide	Utility Fund	TBD	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
Electric Distribution and Coordination Study	Research and Development	Electric	City Wide	Utility Fund	\$50,000.00	2027-2028
Liftstation Lining- First Christian, REA	Infrastructure	WWTP	City Wide	Utility Fund	\$12,500.00	2027-2028
Substation Testing	Infrastructure	Electric	Substation	Utility Fund	\$40,000.00	2027-2028
Wastewater Facilities Plan Update	Research and Development	Sewer	City Wide	Utility Fund	\$75,000.00	2027-2028
Industrial Park Access Road- Design	Infrastructure	Airport	Wauchula Airport	Airport Fund	\$30,000.00	2028-2029
Industrial Park Access Road- Design	Infrastructure	Airport	Wauchula Airport	FAA	\$30,000.00	2028-2029
Liftstation Lining- Will Duke, Farm Bureau	Infrastructure	WWTP	City Wide	Utility Fund	\$12,500.00	2028-2029
Replace Sewer from LS#3 Down Carlton Street	Infrastructure	Sewer	Farr Field- Carlton Street	SRF	\$602,000.00	2028-2029

<u>Project</u>	<u>Type</u>	<u>Subtype</u>	<u>Location</u>	<u>Revenue Source Detail</u>	<u>Cost Allocation</u>	<u>Schedule (Fiscal Year)</u>
<u>1st Avenue Sidewalk</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Bay Street</u>	<u>CRA</u>	<u>\$13,000</u>	<u>2025-2026</u>
<u>Advanced Metering Infrastructure (AMI) Design and Installation</u>	<u>Infrastructure</u>	<u>Meter Reader</u>	<u>City-Wide</u>	<u>DEP</u>	<u>\$4,750,000</u>	<u>2025-2026</u>
<u>Airport Deepwell Design</u>	<u>Infrastructure</u>	<u>Water</u>	<u>Airport</u>	<u>Legislative Appropriation</u>	<u>\$1,332,938</u>	<u>2025-2026</u>
<u>Airport Fuel Farm</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Airport</u>	<u>FAA</u>	<u>\$159,000</u>	<u>2025-2026</u>
<u>Airport Fuel Farm</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Airport</u>	<u>FDOT</u>	<u>\$7,000</u>	<u>2025-2026</u>
<u>Airport Rotating Beacon and Tower</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Airport</u>	<u>Legislative Appropriation</u>	<u>\$325,000</u>	<u>2025-2026</u>
<u>Airport T-Hangars- Design &amp; Construction #1</u>	<u>Facility</u>	<u>Airport</u>	<u>Airport</u>	<u>Legislative Appropriation</u>	<u>\$2,500,000</u>	<u>2025-2026</u>
<u>Airport T-Hangars- Design &amp; Construction #2</u>	<u>Facility</u>	<u>Airport</u>	<u>Airport</u>	<u>Legislative Appropriation</u>	<u>\$5,000,000</u>	<u>2025-2026</u>
<u>Alabama Street Roadway Improvements</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Alabama Street</u>	<u>FDOT</u>	<u>\$359,888</u>	<u>2025-2026</u>
<u>Auditorium Improvements- Ceiling and Backstage</u>	<u>Facility</u>	<u>Historic City Hall</u>	<u>225 E Main St</u>	<u>CRA</u>	<u>\$500,000</u>	<u>2025-2026</u>
<u>Auditorium Improvements- Fire Protection &amp; ADA</u>	<u>Facility</u>	<u>Historic City Hall</u>	<u>225 E Main St</u>	<u>Legislative Appropriation</u>	<u>\$2,500,000</u>	<u>2025-2026</u>
<u>Bay Street Sidewalk- 1600 Feet</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Bay Street</u>	<u>CRA</u>	<u>\$26,000</u>	<u>2025-2026</u>
<u>Downing Circle Mill and Repave</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Downing Circle</u>	<u>General Fund</u>	<u>\$230,000</u>	<u>2025-2026</u>
<u>Farr Field Recreation Complex</u>	<u>Facility</u>	<u>Parks</u>	<u>Florida Avenue</u>	<u>CRA</u>	<u>\$632,542</u>	<u>2025-2026</u>
<u>Farr Field Recreation Complex</u>	<u>Facility</u>	<u>Parks</u>	<u>Florida Avenue</u>	<u>Legislative Appropriation</u>	<u>\$2,867,458</u>	<u>2025-2026</u>
<u>Hardee Crossings</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$10,000</u>	<u>2025-2026</u>
<u>Heard Bridge Water Line Loop Construction</u>	<u>Infrastructure</u>	<u>Water</u>	<u>Heard Bridge</u>	<u>TBD</u>	<u>\$314,000</u>	<u>2025-2026</u>
<u>Heardbridge Loop Construction</u>	<u>Infrastructure</u>	<u>Water</u>	<u>Heardbridge Road</u>	<u>EDA</u>	<u>\$1,000,000</u>	<u>2025-2026</u>
<u>Heritage Park Restroom Improvements</u>	<u>Infrastructure</u>	<u>Parks</u>	<u>Heritage Park</u>	<u>Legislative Appropriation</u>	<u>\$500,000</u>	<u>2025-2026</u>
<u>Hidden Creek Street Lights</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Hidden Creek</u>	<u>General Fund</u>	<u>\$50,000</u>	<u>2025-2026</u>
<u>Hogan Street Extension</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Hogan Street</u>	<u>Rural Infrastructure Grant</u>	<u>\$441,125</u>	<u>2025-2026</u>
<u>In-Fill Housing Project</u>	<u>Facility</u>	<u>CRA</u>	<u>CRA Wide</u>	<u>CRA</u>	<u>\$1,245,000</u>	<u>2025-2026</u>
<u>LED Street Lighting</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$70,000</u>	<u>2025-2026</u>

<u>New Terminal/Pilots Lounge- Design &amp; Construction</u>	<u>Facility</u>	<u>Airport</u>	<u>Airport</u>	<u>Legislative Appropriation</u>	<u>\$500,000</u>	<u>2025-2026</u>
<u>Paving/Parking at Warehouse</u>	<u>Facility</u>	<u>Parking Lot</u>	<u>1108 E Main St</u>	<u>Utility Fund</u>	<u>\$100,000</u>	<u>2025-2026</u>
<u>Peace Drive Sewer Replacement</u>	<u>Infrastructure</u>	<u>Sewer</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$40,000</u>	<u>2025-2026</u>
<u>Power Plant Demolition</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>Substation</u>	<u>Legislative Appropriation</u>	<u>\$4,000,000</u>	<u>2025-2026</u>
<u>Power Plant Site Rehabilitation</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>Substation</u>	<u>CRA</u>	<u>\$1,000,000</u>	<u>2025-2026</u>
<u>Public Safety Essential Response Facility</u>	<u>Facility</u>	<u>Electric</u>	<u>1108 E Main St</u>	<u>Legislative Appropriation</u>	<u>\$5,000,000</u>	<u>2025-2026</u>
<u>Public Works Fuel Station</u>	<u>Facility</u>	<u>Public Works</u>	<u>175 Griffin Road</u>	<u>General Fund</u>	<u>\$15,350</u>	<u>2025-2026</u>
<u>Public Works Fuel Station</u>	<u>Facility</u>	<u>Public Works</u>	<u>175 Griffin Road</u>	<u>FDEM-HMGP</u>	<u>\$184,300</u>	<u>2025-2026</u>
<u>Public Works Fuel Station</u>	<u>Facility</u>	<u>Public Works</u>	<u>175 Griffin Road</u>	<u>Utility Fund</u>	<u>\$15,350</u>	<u>2025-2026</u>
<u>Public Works Fuel Station</u>	<u>Facility</u>	<u>Public Works</u>	<u>175 Griffin Road</u>	<u>Sanitation Fund</u>	<u>\$15,375</u>	<u>2025-2026</u>
<u>Replace Sewer between Knollwood Circle and Farr Field</u>	<u>Infrastructure</u>	<u>Sewer</u>	<u>Walton</u>	<u>Utility Fund</u>	<u>\$450,000</u>	<u>2025-2026</u>
<u>Riverview Heights Water Line Loop Construction</u>	<u>Infrastructure</u>	<u>Water</u>	<u>Riverview</u>	<u>TBD</u>	<u>\$2,305,000</u>	<u>2025-2026</u>
<u>Riverview Heights Water Line Loop Design</u>	<u>Infrastructure</u>	<u>Water</u>	<u>Riverview</u>	<u>EDA</u>	<u>\$195,000</u>	<u>2025-2026</u>
<u>Road Improvements- Oak, Bay, &amp; Palmetto</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>City-Wide</u>	<u>HUD</u>	<u>\$2,000,000</u>	<u>2025-2026</u>
<u>Runway Extension Study, Design &amp; Construction</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Airport</u>	<u>FDOT</u>	<u>\$9,950,000</u>	<u>2025-2026</u>
<u>S. 8th Avenue Sidewalk</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>8th Ave- Orange to Melendy</u>	<u>CRA</u>	<u>\$61,000</u>	<u>2025-2026</u>
<u>Senior Center Design and Construction</u>	<u>Infrastructure</u>	<u>General</u>	<u>Oak Street</u>	<u>Legislative Appropriation</u>	<u>\$3,000,000</u>	<u>2025-2026</u>
<u>Southwest Area Elevated Water Tower with Transmission Lines</u>	<u>Infrastructure</u>	<u>Water</u>	<u>Southwest</u>	<u>Legislative Appropriation</u>	<u>\$8,212,789</u>	<u>2025-2026</u>
<u>Tennessee Street Roadway Improvements</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Tennessee Street</u>	<u>FDOT</u>	<u>\$405,509</u>	<u>2025-2026</u>
<u>Underground Reconductoring at Valencia</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$30,000</u>	<u>2025-2026</u>
<u>10th Ave Stormwater Pipe Lining (if not done with SCOP project)</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>10th Ave- Peace to FL</u>	<u>General Fund</u>	<u>\$250,000</u>	<u>2026-2027</u>

<u>10th Avenue Pedestrian, Roadway and Drainage Improvements</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>10th Avenue</u>	<u>FDOT</u>	<u>\$2,570,630</u>	<u>2026-2027</u>
<u>Abandon Sewer Behind Oak Forest- Reroute to Sunset Park</u>	<u>Infrastructure</u>	<u>Sewer</u>	<u>Oak Forest - Sunset Park</u>	<u>SRF</u>	<u>\$300,000</u>	<u>2026-2027</u>
<u>Abandon Sewer Behind Stadium- Reroute to Orange Ave</u>	<u>Infrastructure</u>	<u>Sewer</u>	<u>Wildcat Way - Orange Ave</u>	<u>SRF</u>	<u>\$743,000</u>	<u>2026-2027</u>
<u>Airport Deepwell Construction</u>	<u>Infrastructure</u>	<u>Water</u>	<u>Airport</u>	<u>Legislative Appropriation</u>	<u>TBD</u>	<u>2026-2027</u>
<u>Construct Apron Expansion - Phase 1</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>FDOT</u>	<u>\$25,000</u>	<u>2026-2027</u>
<u>Construct Apron Expansion - Phase 1</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>FAA</u>	<u>\$450,000</u>	<u>2026-2027</u>
<u>Construct Apron Expansion - Phase 1</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>Airport Fund</u>	<u>\$25,000</u>	<u>2026-2027</u>
<u>Court Street Roadway Improvements</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Court Street</u>	<u>FDOT</u>	<u>\$184,223</u>	<u>2026-2027</u>
<u>Design Apron Expansions - Phase 1 and 2</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>FDOT</u>	<u>\$5,000</u>	<u>2026-2027</u>
<u>Design Apron Expansions - Phase 1 and 2</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>FAA</u>	<u>\$90,000</u>	<u>2026-2027</u>
<u>Design Apron Expansions - Phase 1 and 2</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>Airport Fund</u>	<u>\$5,000</u>	<u>2026-2027</u>
<u>Hanchey Road Reconductoring (Engineering and Construction)</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>Hanchey Road</u>	<u>Utility Fund</u>	<u>\$100,000</u>	<u>2026-2027</u>
<u>Hardee Crossings</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$10,000</u>	<u>2026-2027</u>
<u>Heard Bridge Water Line Loop Design</u>	<u>Infrastructure</u>	<u>Water</u>	<u>Heard Bridge</u>	<u>EDA</u>	<u>\$170,000</u>	<u>2026-2027</u>
<u>LED Street Lighting</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$70,000</u>	<u>2026-2027</u>
<u>Resurface South Admin Parking Lot</u>	<u>Infrastructure</u>	<u>Parking Lot</u>	<u>126 S 7th Avenue</u>	<u>General Fund</u>	<u>\$100,000</u>	<u>2026-2027</u>
<u>S. 7th Avenue Sidewalk</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>7th Ave - Bay to Melendy</u>	<u>CRA</u>	<u>\$54,000</u>	<u>2026-2027</u>
<u>Solar Farm Project</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>TBD</u>	<u>2026-2027</u>
<u>South Florida Avenue Water &amp; Wastewater Extension</u>	<u>Infrastructure</u>	<u>Water/Sewer</u>	<u>S. FL Ave</u>	<u>EDA</u>	<u>\$200,000</u>	<u>2026-2027</u>
<u>Turner Avenue Roadway Improvements</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Turner Avenue</u>	<u>FDOT</u>	<u>\$441,323</u>	<u>2026-2027</u>
<u>Underground Knollwood</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>TBD</u>	<u>2026-2027</u>

<u>Underground Oak Forest/Crosby</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>TBD</u>	<u>2026-2027</u>
<u>LED Street Lighting</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$70,000</u>	<u>2027-2028</u>
<u>Industrial Park Access Road- Design</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>FAA</u>	<u>\$30,000</u>	<u>2028-2029</u>
<u>Industrial Park Access Road- Design</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>Airport Fund</u>	<u>\$30,000</u>	<u>2028-2029</u>
<u>LED Street Lighting</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$70,000</u>	<u>2028-2029</u>
<u>Replace Sewer from LS#3 Down Carlton Street</u>	<u>Infrastructure</u>	<u>Sewer</u>	<u>Farr Field - Carlton Street</u>	<u>SRF</u>	<u>\$602,000</u>	<u>2028-2029</u>
<u>Industrial Park Access Road- Construction</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>FAA</u>	<u>\$400,000</u>	<u>2029-2030</u>
<u>Industrial Park Access Road- Construction</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>Airport Fund</u>	<u>\$100,000</u>	<u>2029-2030</u>
<u>LED Street Lighting</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$70,000</u>	<u>2029-2030</u>



**ORDINANCE 2025-16**

**AN ORDINANCE OF THE CITY OF WAUCHULA, FLORIDA, PROVIDING FOR THE UPDATE OF THE ADOPTED CAPITAL IMPROVEMENTS ELEMENT AND 5-YEAR CAPITAL IMPROVEMENTS PLAN OF THE CITY OF WAUCHULA 2030 COMPREHENSIVE PLAN, SAID AMENDMENT BEING KNOWN AS “AMENDMENT 25-01CIE”; PROVIDING FOR TRANSMISSION OF THIS ORDINANCE TO FLORIDA COMMERCE FOR NOTIFICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 163, Part II, Florida Statutes, establishes the Community Planning Act (“Act”), which empowers and mandates the City of Wauchula, Florida, (the “City”) to plan for future development and growth and to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; and

**WHEREAS**, Section 163.3177(3)(a)3.(b), Florida Statutes, requires local governments, to review on an annual basis and modify as necessary the Capital Improvements Element and 5-Year Capital Improvements Plan; and

**WHEREAS**, the Commission has determined that it is in the best interest of the public health, safety and general welfare of the residents of the City to amend the Capital Improvements Element and 5-Year Capital Improvements Plan consistent with the requirements of Section 166.041, Florida Statutes; and

**WHEREAS**, in exercise of its authority the Commission has determined it necessary to adopt this amendment to the Plan, which is attached hereto as **Exhibit “A”** and by this reference made a part hereof, to ensure that the Plan is in full compliance with the laws of the State of Florida; and

**WHEREAS**, pursuant to Section 166.041, Florida Statutes, the Commission held meetings and hearings on Amendment 25-01ESR, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF WAUCHULA, FLORIDA THAT:**

**Section 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.

**Section 2.** The City of Wauchula hereby amends the following Element of its Comprehensive Plan: Capital Improvements Element (the “CIE”) including the annual update of the 5-Year Capital Improvements Plan (the “CIP”). Said amendment is set forth in **Exhibit “A”** attached hereto and by this reference made a part hereof.

**Section 3.** A certified copy of this enacting ordinance and certified copy of the City of Wauchula Comprehensive Plan shall be located in the Office of the City Clerk of Wauchula. The City Clerk shall also make copies available to the public for a reasonable publication charge.

**Section 4.** If any provision of this ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such provision and such holding shall not affect the validity of any other provision, and to that end the provisions of this ordinance are hereby declared severable.

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

**Section 6.** This Ordinance shall take effect immediately upon its adoption.

**Section 7.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Comprehensive Plan of the City; 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 City Manager or his designee, without need of public hearing, by filing a corrected or recodified copy of same with the City Clerk.

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

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

This ordinance was moved for adoption by Commissioner \_\_\_\_\_.  
The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Commissioner Anne Miller _____	insert yes or no
Commissioner Russell Graylin Smith _____	insert yes or no
Commissioner Keith Nadaskay, Jr _____	insert yes or no
Commissioner Dr. Sherri Albritton _____	insert yes or no
Commissioner Gary Smith _____	insert yes or no

(SEAL)

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Stephanie Camacho, City Clerk

\_\_\_\_\_  
Richard Keith Nadaskay, Jr., Mayor

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
Thomas A. Cloud, City Attorney

**CITY OF WAUCHULA  
EXHIBIT "A"**

**AMENDED**

**CAPITAL IMPROVEMENTS ELEMENT**

**UPDATED 5-YEAR CAPITAL IMPROVEMENT PLAN**

**CIP TABLE**

<b>Project</b>	<b>Type</b>	<b>Subtype</b>	<b>Location</b>	<b>Revenue Source Detail</b>	<b>Cost Allocation</b>	<b>Schedule (Fiscal Year)</b>
10th Avenue Pedestrian, Roadway and Drainage Improvements	Infrastructure	Roads	10th Avenue	FDOT	\$2,570,630.0 0	2024-2025
Additional Covered Storage	Facility	Warehouse	1108 E Main St	Utility Fund	\$20,000.00	2024-2025
Advanced Metering Infrastructure (AMI) Design and Installation	Infrastructure	Meter Reader	City Wide	DEP	\$4,750,000.0 0	2024-2025
Airport T-Hangars Design & Construction	Facility	Airport	Wauchula Airport	Appropriation	\$2,500,000.0 0	2024-2025
Alabama Street Roadway Improvements	Infrastructure	Roads	Alabama Street	FDOT	\$359,888.00	2024-2025
Auditorium Improvements Ceiling and Backstage	Facility	Historic City Hall	225 E Main St	CRA	\$500,000.00	2024-2025
Bay Street Sidewalk 500 Feet	Infrastructure	Roads	Bay Street	General Fund	\$7,500.00	2024-2025
Court Street Roadway Improvements	Infrastructure	Roads	Court Street	FDOT	\$184,223.00	2024-2025
Diana Street Sidewalk 500 Feet	Infrastructure	Roads	Bay Street	General Fund	\$7,500.00	2024-2025
Farr Field Recreation Complex	Facility	Parks	Florida Avenue	CRA	\$632,542.00	2024-2025
Farr Field Recreation Complex	Facility	Parks	Florida Avenue	Legislative Appropriations	\$2,867,458.0 0	2024-2025
Garden Club Roof	Facility	Buildings	131 N. 8th Ave	General Fund	\$15,000.00	2024-2025
Hanchey Road Reconductoring (Engineering and Construction)	Infrastructure	Electric	Hanchey Road	Utility Fund	\$100,000.00	2024-2025
Heard Bridge Water Line Loop Design	Infrastructure	Water	Heard Bridge	EDA	\$170,000.00	2024-2025
In-Fill Housing Project	Facility	CRA	CRA Wide	CRA	\$1,050,000.0 0	2024-2025
LED Street Lighting	Infrastructure	Electric	City Wide	Utility Fund	\$40,000.00	2024-2025
Liftstation Lining Hardee Manor, Briarwood	Infrastructure	WWTP	City Wide	Utility Fund	\$12,000.00	2024-2025
New Terminal/Pilots Lounge Design & Construction	Facility	Airport	Wauchula Airport	Appropriation	\$500,000.00	2024-2025
Paving Melendy Street	Infrastructure	Roads	Melendy Street	FDOT	\$899,923.00	2024-2025
Replace Sewer between Knollwood Circle and Farr Field	Infrastructure	Sewer	Knollwood Farr Field	Utility Fund- Reserves	\$345,000.00	2024-2025
Riverview Heights Water Line Loop Design	Infrastructure	Water	Riverview	EDA	\$195,000.00	2024-2025

Road Improvements—Oak, Bay, & Palmetto	Infrastructure	Roads	City-Wide	HUD	\$2,000,000.00	2024-2025
Runway Extension Study, Design & Construction	Infrastructure	Airport	Wauchula Airport	FDOT	\$9,850,000.00	2024-2025
Sewer Manhole Lining	Infrastructure	Sewer	City-Wide	Utility Fund	\$30,000.00	2024-2025
South Florida Avenue Water & Wastewater Extension	Infrastructure	Water/Sewer	S. FL Ave	EDA	\$200,000.00	2024-2025
Southwest Area Elevated Water Tower with Transmission Lines	Infrastructure	Water	Southwest	Appropriation	\$8,212,789.00	2024-2025
Street Sign Replacement	Infrastructure	Roads	City Wide	General Fund	\$8,500.00	2024-2025
Substation Spare Breaker & Relay	Infrastructure	Electric	111 E Bay Street	Utility Fund	\$51,000.00	2024-2025
Tennessee Street Roadway Improvements	Infrastructure	Roads	Tennessee Street	FDOT	\$405,509.00	2024-2025
Turner Avenue Roadway Improvements	Infrastructure	Roads	Turner Avenue	FDOT	\$441,323.00	2024-2025
Underground Reconductoring at Valencia	Infrastructure	Electric	City-Wide	Utility Fund	\$30,000.00	2024-2025
Abandon Sewer Behind Stadium—Reroute to Orange Ave	Infrastructure	Sewer	Wilcat Way—Orange Ave	SRF	\$743,000.00	2025-2026
Additional Covered Storage	Facility	Warehouse	1108 E Main St	Utility Fund	\$20,000.00	2025-2026
Airport Master Plan Update	Research and Development	Airport	Wauchula Airport	Airport Fund	\$7,200.00	2025-2026
Airport Master Plan Update	Research and Development	Airport	Wauchula Airport	FDOT	\$28,800.00	2025-2026
Airport Master Plan Update	Research and Development	Airport	Wauchula Airport	FAA	\$324,000.00	2025-2026
Auditorium Improvements—Fire Protection & ADA	Facility	Historic City Hall	225 E Main St	Legislative Appropriation	\$1,000,000.00	2025-2026
Bay Street Sidewalk—500 Feet	Infrastructure	Roads	Bay Street	General Fund	\$7,500.00	2025-2026
Clay Pipe Lining (or replacement)	Infrastructure	Sewer	City-Wide	Utility Fund	\$40,000.00	2025-2026
Design Apron Expansions—Phase 1 and 2	Infrastructure	Airport	Wauchula Airport	Airport Fund	\$5,000.00	2025-2026
Design Apron Expansions—Phase 1 and 2	Infrastructure	Airport	Wauchula Airport	FDOT	\$5,000.00	2025-2026
Design Apron Expansions—Phase 1 and 2	Infrastructure	Airport	Wauchula Airport	FAA	\$90,000.00	2025-2026
Downing Circle Mill and Repave	Infrastructure	Roads	Downing Circle	General Fund	TBD	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	\$1,314,000.00	2025-2026
Hidden Creek Street Lights	Infrastructure	Roads	Hidden Creek	General Fund	TBD	2025-2026
In-Fill Housing Project	Facility	CRA	CRA-Wide	CRA	\$180,000.00	2025-2026

LED Street Lighting	Infrastructure	Electric	City Wide	Utility Fund	\$30,000.00	2025-2026
Liftstation Lining- Stenstrom, Garden Drive	Infrastructure	WWTP	City Wide	Utility Fund	\$12,500.00	2025-2026
Linecrew Office Building	Facility	Electric	1108 E Main St	Utility Fund	\$3,000,000.00	2025-2026
New Flooring in City Admin (Carpet 1/2 of Building)	Facility	Flooring	126 S 7th Avenue	General Fund	\$20,000.00	2025-2026
Obstruction Removal Trees	Infrastructure	Airport	Wauchula Airport	Airport Fund	\$70,000.00	2025-2026
Obstruction Removal Trees	Infrastructure	Airport	Wauchula Airport	FAA	\$280,000.00	2025-2026
Pavement Management Plan	Research and Development	Roads	City Wide	General Fund	\$75,000.00	2025-2026
Paving/Parking at Warehouse	Facility	Parking Lot	1108 E Main St	Utility Fund	\$100,000.00	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	Utility Fund	\$15,350.00	2025-2026
Public Works Fuel Station	Facility	Public Works	175 Griffin Road	Sanitation Fund	\$15,375.00	2025-2026
Public Works Fuel Station	Facility	Public Works	175 Griffin Road	FDEM HMGP	\$184,300.00	2025-2026
Replace Sewer Line on Walton	Infrastructure	Sewer	Walton	Utility Fund	\$350,000.00	2025-2026
Resurface South Admin Parking Lot	Infrastructure	Parking Lot	126 S 7th Avenue	General Fund	\$100,000.00	2025-2026
Riverview Heights Water Line Loop Construction	Infrastructure	Water	Riverview	TBD	\$2,305,000.00	2025-2026
S. 7th Avenue Sidewalk	Infrastructure	Roads	7th Ave Bay to Melendy	CRA	\$54,000.00	2025-2026
S. 8th Avenue Sidewalk	Infrastructure	Roads	8th Ave Orange to Melendy	CRA	\$61,000.00	2025-2026
Sewer Manhole Lining	Infrastructure	Sewer	City Wide	Utility Fund	\$30,000.00	2025-2026
Stormwater Master Plan Update	Research and Development	Roads	CRA Wide	CRA	\$75,000.00	2025-2026
Street Sign Replacement	Infrastructure	Roads	City Wide	General Fund	\$10,000.00	2025-2026
Substation Testing	Infrastructure	Electric	Substation	Utility Fund	\$40,000.00	2025-2026
Water Facilities Plan Update	Research and Development	Water	City Wide	Utility Fund	\$75,000.00	2025-2026
Abandon Sewer Behind Oak Forest- Reroute to Sunset Park	Infrastructure	Sewer	Oak Forest- Sunset Park	SRF	\$300,000.00	2026-2027

Bay Street Sidewalk- 500 Feet	Infrastructure	Roads	Bay Street	General Fund	\$7,500.00	2026-2027
Clay Pipe Lining (or replacement)	Infrastructure	Sewer	City Wide	Utility Fund	\$40,000.00	2026-2027
Construct Apron Expansion- Phase 1	Infrastructure	Airport	Wauchula Airport	Airport Fund	\$25,000.00	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
Hardee Crossings	Infrastructure	Electric	City Wide	Utility Fund	\$10,000.00	2026-2027
Liftstation Lining- Downing Circle, Gibbs, Hardee High	Infrastructure	WWTP	City Wide	Utility Fund	\$12,500.00	2026-2027
New Flooring in City Admin (Carpet 1/2 of Building)	Facility	Flooring	126 S 7th Avenue	General Fund	\$15,000.00	2026-2027
Solar Farm Project	Infrastructure	Electric	City Wide	Utility Fund	TBD	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
Electric Distribution and Coordination Study	Research and Development	Electric	City Wide	Utility Fund	\$50,000.00	2027-2028
Liftstation Lining- First Christian, REA	Infrastructure	WWTP	City Wide	Utility Fund	\$12,500.00	2027-2028
Substation Testing	Infrastructure	Electric	Substation	Utility Fund	\$40,000.00	2027-2028
Wastewater Facilities Plan Update	Research and Development	Sewer	City Wide	Utility Fund	\$75,000.00	2027-2028
Industrial Park Access Road- Design	Infrastructure	Airport	Wauchula Airport	Airport Fund	\$30,000.00	2028-2029
Industrial Park Access Road- Design	Infrastructure	Airport	Wauchula Airport	FAA	\$30,000.00	2028-2029
Liftstation Lining- Will Duke, Farm Bureau	Infrastructure	WWTP	City Wide	Utility Fund	\$12,500.00	2028-2029
Replace Sewer from LS#3 Down Carlton Street	Infrastructure	Sewer	Farr Field- Carlton Street	SRF	\$602,000.00	2028-2029

<u>Project</u>	<u>Type</u>	<u>Subtype</u>	<u>Location</u>	<u>Revenue Source Detail</u>	<u>Cost Allocation</u>	<u>Schedule (Fiscal Year)</u>
<u>1st Avenue Sidewalk</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Bay Street</u>	<u>CRA</u>	<u>\$13,000</u>	<u>2025-2026</u>
<u>Advanced Metering Infrastructure (AMI) Design and Installation</u>	<u>Infrastructure</u>	<u>Meter Reader</u>	<u>City-Wide</u>	<u>DEP</u>	<u>\$4,750,000</u>	<u>2025-2026</u>
<u>Airport Deepwell Design</u>	<u>Infrastructure</u>	<u>Water</u>	<u>Airport</u>	<u>Legislative Appropriation</u>	<u>\$1,332,938</u>	<u>2025-2026</u>
<u>Airport Fuel Farm</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Airport</u>	<u>FAA</u>	<u>\$159,000</u>	<u>2025-2026</u>
<u>Airport Fuel Farm</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Airport</u>	<u>FDOT</u>	<u>\$7,000</u>	<u>2025-2026</u>
<u>Airport Rotating Beacon and Tower</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Airport</u>	<u>Legislative Appropriation</u>	<u>\$325,000</u>	<u>2025-2026</u>
<u>Airport T-Hangars- Design &amp; Construction #1</u>	<u>Facility</u>	<u>Airport</u>	<u>Airport</u>	<u>Legislative Appropriation</u>	<u>\$2,500,000</u>	<u>2025-2026</u>
<u>Airport T-Hangars- Design &amp; Construction #2</u>	<u>Facility</u>	<u>Airport</u>	<u>Airport</u>	<u>Legislative Appropriation</u>	<u>\$5,000,000</u>	<u>2025-2026</u>
<u>Alabama Street Roadway Improvements</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Alabama Street</u>	<u>FDOT</u>	<u>\$359,888</u>	<u>2025-2026</u>
<u>Auditorium Improvements- Ceiling and Backstage</u>	<u>Facility</u>	<u>Historic City Hall</u>	<u>225 E Main St</u>	<u>CRA</u>	<u>\$500,000</u>	<u>2025-2026</u>
<u>Auditorium Improvements- Fire Protection &amp; ADA</u>	<u>Facility</u>	<u>Historic City Hall</u>	<u>225 E Main St</u>	<u>Legislative Appropriation</u>	<u>\$2,500,000</u>	<u>2025-2026</u>
<u>Bay Street Sidewalk- 1600 Feet</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Bay Street</u>	<u>CRA</u>	<u>\$26,000</u>	<u>2025-2026</u>
<u>Downing Circle Mill and Repave</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Downing Circle</u>	<u>General Fund</u>	<u>\$230,000</u>	<u>2025-2026</u>
<u>Farr Field Recreation Complex</u>	<u>Facility</u>	<u>Parks</u>	<u>Florida Avenue</u>	<u>CRA</u>	<u>\$632,542</u>	<u>2025-2026</u>
<u>Farr Field Recreation Complex</u>	<u>Facility</u>	<u>Parks</u>	<u>Florida Avenue</u>	<u>Legislative Appropriation</u>	<u>\$2,867,458</u>	<u>2025-2026</u>
<u>Hardee Crossings</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$10,000</u>	<u>2025-2026</u>
<u>Heard Bridge Water Line Loop Construction</u>	<u>Infrastructure</u>	<u>Water</u>	<u>Heard Bridge</u>	<u>TBD</u>	<u>\$314,000</u>	<u>2025-2026</u>
<u>Heardbridge Loop Construction</u>	<u>Infrastructure</u>	<u>Water</u>	<u>Heardbridge Road</u>	<u>EDA</u>	<u>\$1,000,000</u>	<u>2025-2026</u>
<u>Heritage Park Restroom Improvements</u>	<u>Infrastructure</u>	<u>Parks</u>	<u>Heritage Park</u>	<u>Legislative Appropriation</u>	<u>\$500,000</u>	<u>2025-2026</u>
<u>Hidden Creek Street Lights</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Hidden Creek</u>	<u>General Fund</u>	<u>\$50,000</u>	<u>2025-2026</u>
<u>Hogan Street Extension</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Hogan Street</u>	<u>Rural Infrastructure Grant</u>	<u>\$441,125</u>	<u>2025-2026</u>
<u>In-Fill Housing Project</u>	<u>Facility</u>	<u>CRA</u>	<u>CRA Wide</u>	<u>CRA</u>	<u>\$1,245,000</u>	<u>2025-2026</u>
<u>LED Street Lighting</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$70,000</u>	<u>2025-2026</u>



<u>New Terminal/Pilots Lounge- Design &amp; Construction</u>	<u>Facility</u>	<u>Airport</u>	<u>Airport</u>	<u>Legislative Appropriation</u>	<u>\$500,000</u>	<u>2025-2026</u>
<u>Paving/Parking at Warehouse</u>	<u>Facility</u>	<u>Parking Lot</u>	<u>1108 E Main St</u>	<u>Utility Fund</u>	<u>\$100,000</u>	<u>2025-2026</u>
<u>Peace Drive Sewer Replacement</u>	<u>Infrastructure</u>	<u>Sewer</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$40,000</u>	<u>2025-2026</u>
<u>Power Plant Demolition</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>Substation</u>	<u>Legislative Appropriation</u>	<u>\$4,000,000</u>	<u>2025-2026</u>
<u>Power Plant Site Rehabilitation</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>Substation</u>	<u>CRA</u>	<u>\$1,000,000</u>	<u>2025-2026</u>
<u>Public Safety Essential Response Facility</u>	<u>Facility</u>	<u>Electric</u>	<u>1108 E Main St</u>	<u>Legislative Appropriation</u>	<u>\$5,000,000</u>	<u>2025-2026</u>
<u>Public Works Fuel Station</u>	<u>Facility</u>	<u>Public Works</u>	<u>175 Griffin Road</u>	<u>General Fund</u>	<u>\$15,350</u>	<u>2025-2026</u>
<u>Public Works Fuel Station</u>	<u>Facility</u>	<u>Public Works</u>	<u>175 Griffin Road</u>	<u>FDEM-HMGP</u>	<u>\$184,300</u>	<u>2025-2026</u>
<u>Public Works Fuel Station</u>	<u>Facility</u>	<u>Public Works</u>	<u>175 Griffin Road</u>	<u>Utility Fund</u>	<u>\$15,350</u>	<u>2025-2026</u>
<u>Public Works Fuel Station</u>	<u>Facility</u>	<u>Public Works</u>	<u>175 Griffin Road</u>	<u>Sanitation Fund</u>	<u>\$15,375</u>	<u>2025-2026</u>
<u>Replace Sewer between Knollwood Circle and Farr Field</u>	<u>Infrastructure</u>	<u>Sewer</u>	<u>Walton</u>	<u>Utility Fund</u>	<u>\$450,000</u>	<u>2025-2026</u>
<u>Riverview Heights Water Line Loop Construction</u>	<u>Infrastructure</u>	<u>Water</u>	<u>Riverview</u>	<u>TBD</u>	<u>\$2,305,000</u>	<u>2025-2026</u>
<u>Riverview Heights Water Line Loop Design</u>	<u>Infrastructure</u>	<u>Water</u>	<u>Riverview</u>	<u>EDA</u>	<u>\$195,000</u>	<u>2025-2026</u>
<u>Road Improvements- Oak, Bay, &amp; Palmetto</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>City-Wide</u>	<u>HUD</u>	<u>\$2,000,000</u>	<u>2025-2026</u>
<u>Runway Extension Study, Design &amp; Construction</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Airport</u>	<u>FDOT</u>	<u>\$9,950,000</u>	<u>2025-2026</u>
<u>S. 8th Avenue Sidewalk</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>8th Ave- Orange to Melendy</u>	<u>CRA</u>	<u>\$61,000</u>	<u>2025-2026</u>
<u>Senior Center Design and Construction</u>	<u>Infrastructure</u>	<u>General</u>	<u>Oak Street</u>	<u>Legislative Appropriation</u>	<u>\$3,000,000</u>	<u>2025-2026</u>
<u>Southwest Area Elevated Water Tower with Transmission Lines</u>	<u>Infrastructure</u>	<u>Water</u>	<u>Southwest</u>	<u>Legislative Appropriation</u>	<u>\$8,212,789</u>	<u>2025-2026</u>
<u>Tennessee Street Roadway Improvements</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Tennessee Street</u>	<u>FDOT</u>	<u>\$405,509</u>	<u>2025-2026</u>
<u>Underground Reconductoring at Valencia</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$30,000</u>	<u>2025-2026</u>
<u>10th Ave Stormwater Pipe Lining (if not done with SCOP project)</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>10th Ave- Peace to FL</u>	<u>General Fund</u>	<u>\$250,000</u>	<u>2026-2027</u>

<u>10th Avenue Pedestrian, Roadway and Drainage Improvements</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>10th Avenue</u>	<u>FDOT</u>	<u>\$2,570,630</u>	<u>2026-2027</u>
<u>Abandon Sewer Behind Oak Forest- Reroute to Sunset Park</u>	<u>Infrastructure</u>	<u>Sewer</u>	<u>Oak Forest - Sunset Park</u>	<u>SRF</u>	<u>\$300,000</u>	<u>2026-2027</u>
<u>Abandon Sewer Behind Stadium- Reroute to Orange Ave</u>	<u>Infrastructure</u>	<u>Sewer</u>	<u>Wildcat Way - Orange Ave</u>	<u>SRF</u>	<u>\$743,000</u>	<u>2026-2027</u>
<u>Airport Deepwell Construction</u>	<u>Infrastructure</u>	<u>Water</u>	<u>Airport</u>	<u>Legislative Appropriation</u>	<u>TBD</u>	<u>2026-2027</u>
<u>Construct Apron Expansion - Phase 1</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>FDOT</u>	<u>\$25,000</u>	<u>2026-2027</u>
<u>Construct Apron Expansion - Phase 1</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>FAA</u>	<u>\$450,000</u>	<u>2026-2027</u>
<u>Construct Apron Expansion - Phase 1</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>Airport Fund</u>	<u>\$25,000</u>	<u>2026-2027</u>
<u>Court Street Roadway Improvements</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Court Street</u>	<u>FDOT</u>	<u>\$184,223</u>	<u>2026-2027</u>
<u>Design Apron Expansions - Phase 1 and 2</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>FDOT</u>	<u>\$5,000</u>	<u>2026-2027</u>
<u>Design Apron Expansions - Phase 1 and 2</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>FAA</u>	<u>\$90,000</u>	<u>2026-2027</u>
<u>Design Apron Expansions - Phase 1 and 2</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>Airport Fund</u>	<u>\$5,000</u>	<u>2026-2027</u>
<u>Hanchey Road Reconductoring (Engineering and Construction)</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>Hanchey Road</u>	<u>Utility Fund</u>	<u>\$100,000</u>	<u>2026-2027</u>
<u>Hardee Crossings</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$10,000</u>	<u>2026-2027</u>
<u>Heard Bridge Water Line Loop Design</u>	<u>Infrastructure</u>	<u>Water</u>	<u>Heard Bridge</u>	<u>EDA</u>	<u>\$170,000</u>	<u>2026-2027</u>
<u>LED Street Lighting</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$70,000</u>	<u>2026-2027</u>
<u>Resurface South Admin Parking Lot</u>	<u>Infrastructure</u>	<u>Parking Lot</u>	<u>126 S 7th Avenue</u>	<u>General Fund</u>	<u>\$100,000</u>	<u>2026-2027</u>
<u>S. 7th Avenue Sidewalk</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>7th Ave - Bay to Melendy</u>	<u>CRA</u>	<u>\$54,000</u>	<u>2026-2027</u>
<u>Solar Farm Project</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>TBD</u>	<u>2026-2027</u>
<u>South Florida Avenue Water &amp; Wastewater Extension</u>	<u>Infrastructure</u>	<u>Water/Sewer</u>	<u>S. FL Ave</u>	<u>EDA</u>	<u>\$200,000</u>	<u>2026-2027</u>
<u>Turner Avenue Roadway Improvements</u>	<u>Infrastructure</u>	<u>Roads</u>	<u>Turner Avenue</u>	<u>FDOT</u>	<u>\$441,323</u>	<u>2026-2027</u>
<u>Underground Knollwood</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>TBD</u>	<u>2026-2027</u>

<u>Underground Oak Forest/Crosby</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>TBD</u>	<u>2026-2027</u>
<u>LED Street Lighting</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$70,000</u>	<u>2027-2028</u>
<u>Industrial Park Access Road- Design</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>FAA</u>	<u>\$30,000</u>	<u>2028-2029</u>
<u>Industrial Park Access Road- Design</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>Airport Fund</u>	<u>\$30,000</u>	<u>2028-2029</u>
<u>LED Street Lighting</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$70,000</u>	<u>2028-2029</u>
<u>Replace Sewer from LS#3 Down Carlton Street</u>	<u>Infrastructure</u>	<u>Sewer</u>	<u>Farr Field - Carlton Street</u>	<u>SRF</u>	<u>\$602,000</u>	<u>2028-2029</u>
<u>Industrial Park Access Road- Construction</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>FAA</u>	<u>\$400,000</u>	<u>2029-2030</u>
<u>Industrial Park Access Road- Construction</u>	<u>Infrastructure</u>	<u>Airport</u>	<u>Wauchula Airport</u>	<u>Airport Fund</u>	<u>\$100,000</u>	<u>2029-2030</u>
<u>LED Street Lighting</u>	<u>Infrastructure</u>	<u>Electric</u>	<u>City-Wide</u>	<u>Utility Fund</u>	<u>\$70,000</u>	<u>2029-2030</u>



**CITY OF WAUCHULA  
UNIFIED LAND DEVELOPMENT CODE TEXT AMENDMENTS  
STAFF REPORT**

**TO:** City of Wauchula Planning and Zoning Board

**PREPARED BY:** Central Florida Regional Planning Council

**AGENDA DATE:** November 17, 2025

**REQUESTED ACTION:** (Ordinance 2025-18) City- initiated text amendments to the City of Wauchula Unified Land Development Code, related to certified recovery residences so as to comply with the requirements of 2025 Florida Legislature Senate Bill (SB) 182, as codified in F.S. Section 553.899; specifically amending Article 2, Regulations for Specific Districts, Table 2.02.01(A), Table of Land Uses; Article 2, Section 2.03.06, Special Needs Housing Facilities; and Amending Article 9, Definitions and Acronyms

**HEARING DATES:**

- **November 17, 2025, 5:30 PM:** **Planning and Zoning Board (Public Hearing)**
- December 8, 2025, 6:00 PM: City Commission Meeting (First Reading)
- January 12, 2025, 6:00 PM: City Commission Meeting (Adoption Public Hearing)

**ATTACHMENTS:**

- Ordinance 2025-18

**PLANNING AND ZONING BOARD MOTION OPTIONS:**

1. I move the Planning and Zoning Board forward the proposed text amendments to the Code of Ordinances to the City Commission with a **recommendation of approval**.
2. I move the Planning and Zoning Board forward the proposed text amendments to the Code of Ordinances to the City Commission with a **recommendation of approval with changes**.
3. I move the Planning and Zoning Board **continue to a date and time certain**.

## **BACKGROUND:**

On June 25, 2025, Governor Desantis approved Senate Bill 954. The bill requires local governments to adopt an ordinance by January 1, 2026, and subject to certain restrictions, to formalize and streamline the process for applicants seeking reasonable accommodations from land use regulations to open a certified recovery residence. The ordinance must contain a procedure which results in approval or denial within 60 days after receipt of an application, without public hearings beyond the minimum required to grant the requested accommodation.

“Recovery residence” is a residential dwelling unit, the community housing component of a licensed day or night treatment facility with community housing, or other form of group housing, which is offered or advertised through any means, including oral, written, electronic, or printed means, by any person or entity as a residence that provides a peer-supported, alcohol-free, and drug-free living environment.

“Certified recovery residence” is a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.

“Reasonable accommodation” is a statutorily established method by which an individual who is disabled and/or handicapped (as those terms are defined in Title II of the Americans with Disabilities Act and/or the Fair Housing Amendments Act, hereafter “disabled”), or a provider of services to the disabled qualifying for reasonable accommodations under the referenced statutes, can request a modification or alteration in the application of a specific Code provision, rule, policy, or practice, to them. The proposed accommodation sought by the disabled individual must be reasonable and necessary to afford such person an equal opportunity to use and enjoy housing.

## **SUMMARY OF PROPOSED AMENDMENTS:**

The proposed text amendments add certified recovery residences to the Table of Uses under Group Homes, specifically adding it to the category that includes: Adult Family Care Home, Family Day Care Home, Family Foster Care. Language consistent with the requirements of Senate Bill 954 are added to Section 2.03.06 Special Needs Housing Facilities. This language provides the process for applicants seeking reasonable accommodations from land use regulations to open a certified recovery residence. Relevant definitions are also added to the Definitions section.

## ORDINANCE 2025-18

**AN ORDINANCE OF THE CITY OF WAUCHULA, FLORIDA; AMENDING THE WAUCHULA UNIFIED LAND DEVELOPMENT CODE, RELATED TO CERTIFIED RECOVERY RESIDENCES SO AS TO COMPLY WITH THE REQUIREMENTS OF 2025 FLORIDA LEGISLATURE SENATE BILL (SB) 182, AS CODIFIED IN F.S. SECTION 553.899; SPECIFICALLY AMENDING ARTICLE 2, REGULATIONS FOR SPECIFIC DISTRICTS, TABLE 2.02.01(A), TABLE OF LAND USES; ARTICLE 2, SECTION 2.03.06, SPECIAL NEEDS HOUSING FACILITIES; AND AMENDING ARTICLE 9, DEFINITIONS AND ACRONYMS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Florida Legislature, by HB 21 (2015), established a voluntary certification program for recovery residences that establishes operational and ethical safeguards for disabled persons and the City desires to acknowledge and promote such safeguards; and

**WHEREAS**, in accordance with SB 954 (2025) pertaining to “Certified Recovery Residences”, the City desires to enact an ordinance providing for procedures for the review and approval of certified recovery residences including handling and processing requests for accommodation from the City’s Land Development Code before the statute’s effective date of January 1, 2026; and

**WHEREAS**, “reasonable accommodation” is a statutorily established method by which an individual who is disabled and/or handicapped (as those terms are defined in Title II of the Americans with Disabilities Act and/or the Fair Housing Amendments Act, hereafter “disabled”), or a provider of services to the disabled qualifying for reasonable accommodations under the referenced statutes, can request a modification or alteration in the application of a specific Code provision, rule, policy, or practice, to them. The proposed accommodation sought by the disabled individual must be reasonable and necessary to afford such person an equal opportunity to use and enjoy housing; and

**WHEREAS**, the City hereby desires to adopt within the City’s Land Development Code, and consistent with SB 954(2025) and the Final Order of the Southern District of Florida in *Jeffrey O. v. Town of Boca Raton*, 511 F. Supp. 2d 1339 (S.D. Fla. 2007), reasonable accommodation procedures that will permit disabled individuals (or qualifying entities) to request reasonable accommodations and, where appropriate based on the facts and law, to receive reasonable accommodations; and

**WHEREAS**, the City desires to require annual recertification of reasonable accommodation approvals to ensure ongoing protection for the disabled; and

**WHEREAS**, the Planning and Zoning Board, sitting as the Local Planning Agency, has determined that the change is consistent with and furthers the goals, objectives and policies of the City’s Comprehensive Plan; and

**WHEREAS**, the Planning and Zoning Board reviewed the proposed text amendment at a public hearing held on November 18, 2025 and voted to recommend that the changes be approved; and

**WHEREAS**, the City Commission is charged with protecting the health, safety, and welfare of its residents and believes this Ordinance to be in the best interests of the residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WAUCHULA, FLORIDA, THAT:**

**Section 1. Ratification.** That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this ordinance.

**Section 2. Amendment.** The text amendments to Article 2, Table 2.02.01(A); Article 2, Section 2.03.06 Special Needs Housing Facilities; and Article 9, as shown in **Exhibit “A”** attached hereto and made a part hereof, are hereby approved.

**Section 3. Severability.** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

**Section 4. Repeal of Ordinances in Conflict.** All other ordinances of Wauchula, or portions thereof which conflict with this or any part of this Ordinance are hereby repealed.

**Section 5. Codification.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City, Unified Land Development Code; 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 Code 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 City Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the City Clerk.

**Section 6. Effective Date.** This ordinance shall be effective immediately after passage upon Second Reading.

**Section 7. Certified Copy.** A certified copy of this enacting ordinance and certified copy of the City of Wauchula of Ordinances shall be located in the Office of the City Clerk of Wauchula. The City Clerk shall also make copies available to the public for a reasonable publication charge.

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

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

This ordinance was moved for adoption by Commissioner \_\_\_\_\_.  
The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Commissioner Anne Miller _____	insert yes or no
Commissioner Russell Graylin Smith _____	insert yes or no
Commissioner Keith Nadaskay, Jr _____	insert yes or no
Commissioner Dr. Sherri Albritton _____	insert yes or no
Commissioner Gary Smith _____	insert yes or no

(SEAL)

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Stephanie Camacho, City Clerk

\_\_\_\_\_  
Richard Keith Nadaskay, Jr., Mayor

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
Thomas A. Cloud, City Attorney



**EXHIBIT “A”**  
**PROPOSED TEXT AMENDMENTS TO THE CITY’S  
UNIFIED LAND DEVELOPMENT CODE**

Text shown as underlined is text to be added.  
Text shown as ~~strikeout~~ is text to be removed.

**ARTICLE 2: REGULATIONS FOR SPECIFIC DISTRICTS**

**2.02.01 Zoning District Summary Tables**

The tables on the following pages present, in a quick-reference form, information regarding permitted and special exception land uses, and development standards for all zoning districts. These tables must be read in conjunction with the regulations for specific zoning districts in Section 2.02.02 and the regulations for building design and appearance standards in Section 2.06.00. The Development Director may permit in a particular zone a use not listed in this Code, provided the use is of the same general type as the uses permitted there by this Code (See Section 2.01.02). The key to the table is as follows:

- P = Permitted Use - Use is permitted by right subject to all other applicable standards  
PC = Permitted with Conditions - Use is permitted if it meets the listed conditions in Section 3.08.00, and subject to all other applicable standards. At the Development Director's discretion, any development larger than five acres or development that may have compatibility concerns may be sent to the Planning and Zoning Board for approval.  
S = Special Exception Use - Use is permitted if it meets the listed conditions in Section 3.09.00, subject to all other applicable standards, and only after review and approval of a special exception permit by the Planning and Zoning Board.  
\* See Table 2.02.01(B) for uses that require approval of a Planned Unit Development including conditions as outlined in Section 3.10.00.

**Table 2.02.01(A), Table of Land Uses**

Category/Use	AG	FR	R-1A	R-1	R-2	R-3	R-4	P-1	HC-1	C-1	C-2	I	P/S P	CO N
<b>Group Care Facilities</b>														
<b>Family Care:</b> Adult Family Care Home <u>and</u> <u>Certified Recovery Residences</u>	P	P	P	P	P	P	P							
Community Residential Home (up to 6 residents) - May not be located within 1,000 foot radius of same use	P	P	P	P	P	P	P							
Community Residential Home (7 to 14 residents)					S	S	S							
Family Day Care Home/Family Child Care Home	P	P	P	P	P	P	P	P	S	S	S			
Family Foster Home	P	P	P	P	P	P	P	P	S	S	S			
<b>Special Needs Care Facilities:</b> Adult Day Care Center						PC		PC		PC	PC		PC	
Child Care Facility						PC		PC		PC	PC		PC	
Foster Care Facility						PC		PC		PC	PC		PC	

Group Home (4—6 residents)					PC	PC		PC		PC	PC		PC	
Group Home (7—15 residents)						PC		PC		PC	PC		PC	
Assisted Living Facility						PC		PC		PC	PC		PC	
Nursing Home						PC		PC		PC	PC		PC	
Hospice			PC	PC	PC	PC		PC		PC	PC		PC	

### **2.03.06 Special Needs Housing Facilities and Certified Recovery Residences**

- (A) Special needs housing facilities provide 24-hour care. These care facilities are subject to local zoning laws and may be located in residential areas but are generally confined to commercial areas.
- (B) They are licensed or registered by the State of Florida according to separate and specific provisions of the Florida Statutes. Article 9 of this code defines each special needs housing facility. They are listed as a group in the Table of Land Uses, [Subsection] 2.02.01(A).
- (C) Any violation of applicable State regulations shall be deemed a violation of this Code, and shall constitute grounds for termination of the use.
- (D) Certified Recovery Residences shall comply with section 397.487 F.S. The City has implemented a procedure for processing requests for reasonable accommodation to the City's Unified Land Development Code ("ULDC") Land Development Regulations, Rules, Policies, and Procedures for persons with disabilities as defined by the federal Fair Housing Amendments Act (42 U.S.C. 3601, et seq.) ("FHA") and Title II of the Americans with Disabilities Amendments Act (42 U.S.C. Section 12131, et seq.) ("ADA"). For purposes of this section, a "disabled" person is an individual who qualifies as disabled and/or handicapped under the FHA and/or ADA. Any person who is disabled (or qualifying entities) may request a reasonable accommodation with respect to the City's Land Development Code, Code of Ordinances, rules, policies, practices and/or procedures as provided by the FHA and the ADA pursuant to the procedures set out in this section.
  - 1) Notice to the public of availability of accommodation. The City shall display a notice in the City's public notice bulletin board (and shall maintain copies available for review in the City Clerk department, advising the public that disabled individuals (and qualifying entities) may request a reasonable accommodation as provided herein.
  - 2) Application. A request by an applicant for reasonable accommodation under this section shall be either oral or written. A written request may be submitted by completion of a reasonable accommodation request form, which form is maintained by (and shall be submitted to the City Clerk. The reasonable accommodation form shall contain such questions and requests for information as are necessary for processing the reasonable accommodation request. The reasonable accommodation request form shall be substantially in the form set forth in subsection (6)(a), below.

- a. *Confidential information.* Should the information provided by the applicant to the City include medical information or records, including records indicating the medical condition, diagnosis or medical history of the disabled individual, such individual may, at the time of submitting such medical information, request that the City, to the extent allowed by law, treat such medical information as confidential information of the disabled individual. The City shall thereafter endeavor to provide written notice to the disabled individual, and/or their representative, of any request received by the City for disclosure of the medical information or documentation which the disabled individual has previously requested be treated as confidential by the City. The City will cooperate with the disabled individual, to the extent allowed by law, in actions initiated by such individual to oppose the disclosure of such medical information or documentation, but the City shall have no obligation to initiate, prosecute or pursue any such action, or to incur any legal or other expenses (whether by retention of outside counsel or allocation of internal resources) in connection therewith, and may comply with any judicial order without prior notice to the disabled individual.
  - b. *Fee.* There shall be no fee imposed by the City in connection with a request for reasonable accommodation under this section or an appeal of a determination on such request to the City commission, and the City shall have no obligation to pay a requesting party's (or an appealing party's, as applicable) attorney's fees or costs in connection with the request, or an appeal.
  - c. *City assistance.* The City shall provide such assistance and accommodation as is required pursuant to FHA and ADA in connection with an applicant's request for reasonable accommodation, including, without limitation, assistance with reading application questions, responding to questions, completing the form, filing an appeal, and appearing at a hearing, etc., to ensure the process is accessible.
- 3) *Findings regarding reasonable accommodation.* In determining whether the reasonable accommodation request shall be granted or denied, the requesting party shall be required to establish, at a minimum, that:
- a. They are protected under the FHA and/or ADA by demonstrating that they are handicapped or disabled, or a qualifying entity, as defined in the FHA and/or ADA.
  - b. The proposed reasonable accommodations sought are reasonable and necessary to afford the subject individual(s) with disabilities an

equal opportunity to use and enjoy the housing that is the subject of the request.

The foregoing, in addition to applicable federal standards, (all as interpreted by the courts) shall be the basis for a decision upon a reasonable accommodation request made by the City Manager, or his/her designee, or by a Special Magistrate in the event of an appeal.

4) Decision process.

The City Manager, or his/her designee, shall have the authority to consider and act on requests for reasonable accommodation, recertification of an approved reasonable accommodation, and amendment to an approved reasonable accommodation.

a. When a reasonable accommodation request form has been completed and submitted to the City Clerk, it must be date-stamped upon receipt.

b. Next, it will be referred to the City Manager, or his/her designee, for review and consideration. The City Manager, or his/her designee, shall issue a written determination within no more than sixty (60) days of the date of receipt of a completed application and may, in accordance with federal law, (1) grant the accommodation request, (2) grant a portion of the request and deny a portion of the request, and/or impose conditions upon the grant of the request, or (3) deny the request in accordance with federal law, stating with specificity, the evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration. All written determinations shall give notice of the right to appeal. The notice of determination shall be sent to the requesting party (i.e. the disabled individual or his/her representative) by certified mail, return receipt requested. If a final written determination is not issued within sixty (60) days after receipt of a completed application, the request is deemed approved unless the parties agree in writing to reasonable extension of time.

c. If reasonably necessary to reach a determination on the request for reasonable accommodation, the City Manager, or his/her designee, may, within thirty (30) days of the receipt of the request for reasonable accommodation, request additional information from the requesting party, specifying in sufficient detail what information is required. The requesting party shall have thirty (30) days after the date of the request for additional information to provide the requested information. If the requesting party fails to provide the requested additional information within said thirty (30) day period, the City Manager, or his/her designee, shall issue a written notice advising that the requesting party had failed to timely submit the additional information and therefore the request for reasonable accommodation shall be deemed abandoned

and/or withdrawn and no further action by the City with regard to said reasonable accommodation request shall be required.

5) *Appeal.* The appeal of any decision of the City Manager or his/her designee regarding a request for reasonable accommodation, recertification of an approved reasonable accommodation, or amendment to an approved reasonable accommodation shall be considered pursuant to the requirements of this section. Within thirty (30) days after the City Manager's, or his/her designee's, determination regarding a reasonable accommodation request is mailed to the requesting party, such applicant may appeal the decision by filing a notice of appeal with the City Clerk. The City Clerk or designee shall act as clerk to the Special Magistrate for purposes of an appeal from a decision under this section. All appeals shall contain a statement containing sufficient detail of the grounds for the appeal. Appeals shall be to the Special Magistrate who shall, after public notice and a public hearing, render a determination as soon as reasonably practicable, but in no event later than sixty (60) days after an appeal has been filed. The appeal shall be conducted as a de novo review of the evidence on record for the original review under the required findings of this section. The decision of the Special Magistrate shall be considered final City action and may be appealed within thirty (30) days to a court of competent jurisdiction as provided by law.

6) Request form for reasonable accommodation.

a. Contents of reasonable accommodation request form

1. Name and contact information of the applicant, and as applicable, the applicant's authorized representative;
2. Information regarding property at which reasonable accommodation is requested, including the parcel address of such location and property identification number;
3. Describe the accommodation and the specific regulation(s) and/or procedure(s) from which accommodation is sought;
4. Reasons the accommodation may be necessary for the applicant or the individuals with disabilities seeking the specific accommodation; and if relating to housing, why the requested reasonable accommodation is necessary to use and enjoy the housing;
5. Description of the qualifying disability or handicap;
6. Other relevant information pertaining to the disability or property that may be needed by the City in order for it to be able to evaluate the request for reasonable accommodation;

7. A statement as to whether the applicant is seeking the accommodation in order to make housing and/or provision of housing financially viable, with supporting documentation;
  8. A statement as to the therapeutic necessity of the accommodation for the applicant, with supporting documentation;
  9. If seeking a reasonable accommodation from the definition of family:
    - a) Proof of state licensure, as applicable to the location for which the reasonable accommodation is requested; or
    - b) Proof of certification pursuant to Section 397.487, Fla. Stat. as amended, or alternatively, certification under a nationally accredited agency or recognition or sanction by Congress if the accommodation is for or related to a recovery residence, as defined in Section 397.311, Fla. Stat.; and
    - c) All applicants must provide proof of satisfactory fire, safety, and health inspections as required by Section 397.487, Fla. Stat. or other applicable statute, as amended from time to time for the location for which the reasonable accommodation is requested;
  10. Signature of applicant;
  11. Date of application;
  12. If on-site supervisor or manager, provide the name and contact information (phone and email) for each;
  13. Disclosure of ownership interests of property; and
  14. Consent of all property owners for application.
- 7) Stay of enforcement. While an application for reasonable accommodation, or appeal of a determination of same, is pending before the City, the City will not enforce the subject zoning ordinance, rules, policies, and procedures against the applicant.
- 8) Expiration of approvals. Approvals of requests for reasonable accommodation shall expire within one hundred eighty (180) days if not implemented.

9) Revocation of reasonable accommodation.

- a. Any reasonable accommodation received shall be deemed revoked if the applicant or the property upon which the accommodation is granted is found in violation of any conditions of the approval granting the reasonable accommodation by a court of law or by the special magistrate hearing code enforcement cases.
- b. Failure to obtain state certification or a required state license, or failure to maintain state certification or a required state license or alternate certification permitted by this section, shall result in revocation of the reasonable accommodation and cessation of operations within sixty (60) days of termination of the license or certification.

10) Annual certification. All reasonable accommodation requests approved by the City shall be valid for no more than one year and shall require annual recertification each year on or before February 1st. Recertification requests must be filed at least ninety (90) days before the conclusion of the end of the one-year period of effectiveness of the reasonable accommodation approval. The failure of the applicant to timely apply for annual recertification, or the denial of an annual recertification application, shall result in the revocation of the approved reasonable accommodation. Recertification requests shall follow the same submittal, review and procedural requirements as set forth above for new applications. If a reasonable accommodation is for a property which is required to be licensed or certified pursuant to this section or applicable state or federal law, then to be recertified an applicant must provide proof of active licensure or certification consistent with the requirements of section (6)(a)(9).

11) Revisions. Any changes to the use or property desired by the applicant or identified by the City, state, or any certifying or licensing entity after approval or during the recertification process which require an additional reasonable accommodation or amendment to the original reasonable accommodation approval shall be processed as an amendment to the original approval and such amendment application shall follow the same application and review process set forth herein for an original reasonable accommodation request.

## ARTICLE 9 DEFINITIONS

**Reasonable Accommodation:** A statutorily established method by which an individual who is disabled and/or handicapped (as those terms are defined in Title II of the Americans with

Disabilities Act and/or the Fair Housing Amendments Act, hereafter “disabled”), or a provider of services to the disabled qualifying for reasonable accommodations under the referenced statutes, can request a modification or alteration in the application of a specific Code provision, rule, policy, or practice, to them. The proposed accommodation sought by the disabled individual must be reasonable and necessary to afford such person an equal opportunity to use and enjoy housing.

**Recovery Residence:** A residential dwelling unit, the community housing component of a licensed day or night treatment facility with community housing, or other form of group housing, which is offered or advertised through any means, including oral, written, electronic, or printed means, by any person or entity as a residence that provides a peer-supported, alcohol-free, and drug-free living environment.

**Recovery Residence, Certified:** A recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.



## ORDINANCE 2025-18

**AN ORDINANCE OF THE CITY OF WAUCHULA, FLORIDA; AMENDING THE WAUCHULA UNIFIED LAND DEVELOPMENT CODE, RELATED TO CERTIFIED RECOVERY RESIDENCES SO AS TO COMPLY WITH THE REQUIREMENTS OF 2025 FLORIDA LEGISLATURE SENATE BILL (SB) 182, AS CODIFIED IN F.S. SECTION 553.899; SPECIFICALLY AMENDING ARTICLE 2, REGULATIONS FOR SPECIFIC DISTRICTS, TABLE 2.02.01(A), TABLE OF LAND USES; ARTICLE 2, SECTION 2.03.06, SPECIAL NEEDS HOUSING FACILITIES; AND AMENDING ARTICLE 9, DEFINITIONS AND ACRONYMS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Florida Legislature, by HB 21 (2015), established a voluntary certification program for recovery residences that establishes operational and ethical safeguards for disabled persons and the City desires to acknowledge and promote such safeguards; and

**WHEREAS**, in accordance with SB 954 (2025) pertaining to “Certified Recovery Residences”, the City desires to enact an ordinance providing for procedures for the review and approval of certified recovery residences including handling and processing requests for accommodation from the City’s Land Development Code before the statute’s effective date of January 1, 2026; and

**WHEREAS**, “reasonable accommodation” is a statutorily established method by which an individual who is disabled and/or handicapped (as those terms are defined in Title II of the Americans with Disabilities Act and/or the Fair Housing Amendments Act, hereafter “disabled”), or a provider of services to the disabled qualifying for reasonable accommodations under the referenced statutes, can request a modification or alteration in the application of a specific Code provision, rule, policy, or practice, to them. The proposed accommodation sought by the disabled individual must be reasonable and necessary to afford such person an equal opportunity to use and enjoy housing; and

**WHEREAS**, the City hereby desires to adopt within the City’s Land Development Code, and consistent with SB 954(2025) and the Final Order of the Southern District of Florida in *Jeffrey O. v. Town of Boca Raton*, 511 F. Supp. 2d 1339 (S.D. Fla. 2007), reasonable accommodation procedures that will permit disabled individuals (or qualifying entities) to request reasonable accommodations and, where appropriate based on the facts and law, to receive reasonable accommodations; and

**WHEREAS**, the City desires to require annual recertification of reasonable accommodation approvals to ensure ongoing protection for the disabled; and

**WHEREAS**, the Planning and Zoning Board, sitting as the Local Planning Agency, has determined that the change is consistent with and furthers the goals, objectives and policies of the City’s Comprehensive Plan; and

**WHEREAS**, the Planning and Zoning Board reviewed the proposed text amendment at a public hearing held on November 18, 2025 and voted to recommend that the changes be approved; and

**WHEREAS**, the City Commission is charged with protecting the health, safety, and welfare of its residents and believes this Ordinance to be in the best interests of the residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WAUCHULA, FLORIDA, THAT:**

**Section 1. Ratification.** That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this ordinance.

**Section 2. Amendment.** The text amendments to Article 2, Table 2.02.01(A); Article 2, Section 2.03.06 Special Needs Housing Facilities; and Article 9, as shown in **Exhibit “A”** attached hereto and made a part hereof, are hereby approved.

**Section 3. Severability.** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

**Section 4. Repeal of Ordinances in Conflict.** All other ordinances of Wauchula, or portions thereof which conflict with this or any part of this Ordinance are hereby repealed.

**Section 5. Codification.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City, Unified Land Development Code; 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 Code 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 City Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the City Clerk.

**Section 6. Effective Date.** This ordinance shall be effective immediately after passage upon Second Reading.

**Section 7. Certified Copy.** A certified copy of this enacting ordinance and certified copy of the City of Wauchula of Ordinances shall be located in the Office of the City Clerk of Wauchula. The City Clerk shall also make copies available to the public for a reasonable publication charge.

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

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

This ordinance was moved for adoption by Commissioner \_\_\_\_\_.  
The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Commissioner Anne Miller _____	insert yes or no
Commissioner Russell Graylin Smith _____	insert yes or no
Commissioner Keith Nadaskay, Jr _____	insert yes or no
Commissioner Dr. Sherri Albritton _____	insert yes or no
Commissioner Gary Smith _____	insert yes or no

(SEAL)

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Stephanie Camacho, City Clerk

\_\_\_\_\_  
Richard Keith Nadaskay, Jr., Mayor

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
Thomas A. Cloud, City Attorney

**EXHIBIT “A”**  
**PROPOSED TEXT AMENDMENTS TO THE CITY’S  
UNIFIED LAND DEVELOPMENT CODE**

Text shown as underlined is text to be added.  
Text shown as ~~strikeout~~ is text to be removed.

**ARTICLE 2: REGULATIONS FOR SPECIFIC DISTRICTS**

**2.02.01 Zoning District Summary Tables***Error! Bookmark not defined.*

The tables on the following pages present, in a quick-reference form, information regarding permitted and special exception land uses, and development standards for all zoning districts. These tables must be read in conjunction with the regulations for specific zoning districts in Section 2.02.02 and the regulations for building design and appearance standards in Section 2.06.00. The Development Director may permit in a particular zone a use not listed in this Code, provided the use is of the same general type as the uses permitted there by this Code (See Section 2.01.02). The key to the table is as follows:

- P = Permitted Use - Use is permitted by right subject to all other applicable standards  
PC = Permitted with Conditions - Use is permitted if it meets the listed conditions in Section 3.08.00, and subject to all other applicable standards. At the Development Director's discretion, any development larger than five acres or development that may have compatibility concerns may be sent to the Planning and Zoning Board for approval.  
S = Special Exception Use - Use is permitted if it meets the listed conditions in Section 3.09.00, subject to all other applicable standards, and only after review and approval of a special exception permit by the Planning and Zoning Board.  
\* See Table 2.02.01(B) for uses that require approval of a Planned Unit Development including conditions as outlined in Section 3.10.00.

**Table 2.02.01(A), Table of Land Uses**

Category/Use	AG	FR	R-1A	R-1	R-2	R-3	R-4	P-1	HC-1	C-1	C-2	I	P/S P	CO N
<b>Group Care Facilities</b>														
<b>Family Care:</b> Adult Family Care Home <u>and</u> <u>Certified Recovery Residences</u>	P	P	P	P	P	P	P							
Community Residential Home (up to 6 residents) - May not be located within 1,000 foot radius of same use	P	P	P	P	P	P	P							
Community Residential Home (7 to 14 residents)					S	S	S							
Family Day Care Home/Family Child Care Home	P	P	P	P	P	P	P	P	S	S	S			
Family Foster Home	P	P	P	P	P	P	P	P	S	S	S			
<b>Special Needs Care Facilities:</b> Adult Day Care Center						PC		PC		PC	PC		PC	
Child Care Facility						PC		PC		PC	PC		PC	
Foster Care Facility						PC		PC		PC	PC		PC	

Group Home (4—6 residents)					PC	PC		PC		PC	PC		PC	
Group Home (7—15 residents)						PC		PC		PC	PC		PC	
Assisted Living Facility						PC		PC		PC	PC		PC	
Nursing Home						PC		PC		PC	PC		PC	
Hospice			PC	PC	PC	PC		PC		PC	PC		PC	

### **2.03.06 Special Needs Housing Facilities and Certified Recovery Residences**

- (A) Special needs housing facilities provide 24-hour care. These care facilities are subject to local zoning laws and may be located in residential areas but are generally confined to commercial areas.
- (B) They are licensed or registered by the State of Florida according to separate and specific provisions of the Florida Statutes. Article 9 of this code defines each special needs housing facility. They are listed as a group in the Table of Land Uses, [Subsection] 2.02.01(A).
- (C) Any violation of applicable State regulations shall be deemed a violation of this Code, and shall constitute grounds for termination of the use.

(D) Certified Recovery Residences shall comply with section 397.487 F.S. The City has implemented a procedure for processing requests for reasonable accommodation to the City's Unified Land Development Code ("ULDC") Land Development Regulations, Rules, Policies, and Procedures for persons with disabilities as defined by the federal Fair Housing Amendments Act (42 U.S.C. 3601, et seq.) ("FHA") and Title II of the Americans with Disabilities Amendments Act (42 U.S.C. Section 12131, et seq.) ("ADA"). For purposes of this section, a "disabled" person is an individual who qualifies as disabled and/or handicapped under the FHA and/or ADA. Any person who is disabled (or qualifying entities) may request a reasonable accommodation with respect to the City's Land Development Code, Code of Ordinances, rules, policies, practices and/or procedures as provided by the FHA and the ADA pursuant to the procedures set out in this section.

1) Notice to the public of availability of accommodation. The City shall display a notice in the City's public notice bulletin board (and shall maintain copies available for review in the City Clerk department, advising the public that disabled individuals (and qualifying entities) may request a reasonable accommodation as provided herein.

2) Application. A request by an applicant for reasonable accommodation under this section shall be either oral or written. A written request may be submitted by completion of a reasonable accommodation request form, which form is maintained by (and shall be submitted to the City Clerk. The reasonable accommodation form shall contain such questions and requests for information as are necessary for processing the reasonable accommodation request. The reasonable accommodation request form shall be substantially in the form set forth in subsection (6)(a), below.

- a. *Confidential information.* Should the information provided by the applicant to the City include medical information or records, including records indicating the medical condition, diagnosis or medical history of the disabled individual, such individual may, at the time of submitting such medical information, request that the City, to the extent allowed by law, treat such medical information as confidential information of the disabled individual. The City shall thereafter endeavor to provide written notice to the disabled individual, and/or their representative, of any request received by the City for disclosure of the medical information or documentation which the disabled individual has previously requested be treated as confidential by the City. The City will cooperate with the disabled individual, to the extent allowed by law, in actions initiated by such individual to oppose the disclosure of such medical information or documentation, but the City shall have no obligation to initiate, prosecute or pursue any such action, or to incur any legal or other expenses (whether by retention of outside counsel or allocation of internal resources) in connection therewith, and may comply with any judicial order without prior notice to the disabled individual.
  - b. *Fee.* There shall be no fee imposed by the City in connection with a request for reasonable accommodation under this section or an appeal of a determination on such request to the City commission, and the City shall have no obligation to pay a requesting party's (or an appealing party's, as applicable) attorney's fees or costs in connection with the request, or an appeal.
  - c. *City assistance.* The City shall provide such assistance and accommodation as is required pursuant to FHA and ADA in connection with an applicant's request for reasonable accommodation, including, without limitation, assistance with reading application questions, responding to questions, completing the form, filing an appeal, and appearing at a hearing, etc., to ensure the process is accessible.
- 3) *Findings regarding reasonable accommodation.* In determining whether the reasonable accommodation request shall be granted or denied, the requesting party shall be required to establish, at a minimum, that:
- a. They are protected under the FHA and/or ADA by demonstrating that they are handicapped or disabled, or a qualifying entity, as defined in the FHA and/or ADA.
  - b. The proposed reasonable accommodations sought are reasonable and necessary to afford the subject individual(s) with disabilities an

equal opportunity to use and enjoy the housing that is the subject of the request.

The foregoing, in addition to applicable federal standards, (all as interpreted by the courts) shall be the basis for a decision upon a reasonable accommodation request made by the City Manager, or his/her designee, or by a Special Magistrate in the event of an appeal.

4) Decision process.

The City Manager, or his/her designee, shall have the authority to consider and act on requests for reasonable accommodation, recertification of an approved reasonable accommodation, and amendment to an approved reasonable accommodation.

a. When a reasonable accommodation request form has been completed and submitted to the City Clerk, it must be date-stamped upon receipt.

b. Next, it will be referred to the City Manager, or his/her designee, for review and consideration. The City Manager, or his/her designee, shall issue a written determination within no more than sixty (60) days of the date of receipt of a completed application and may, in accordance with federal law, (1) grant the accommodation request, (2) grant a portion of the request and deny a portion of the request, and/or impose conditions upon the grant of the request, or (3) deny the request in accordance with federal law, stating with specificity, the evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration. All written determinations shall give notice of the right to appeal. The notice of determination shall be sent to the requesting party (i.e. the disabled individual or his/her representative) by certified mail, return receipt requested. If a final written determination is not issued within sixty (60) days after receipt of a completed application, the request is deemed approved unless the parties agree in writing to reasonable extension of time.

c. If reasonably necessary to reach a determination on the request for reasonable accommodation, the City Manager, or his/her designee, may, within thirty (30) days of the receipt of the request for reasonable accommodation, request additional information from the requesting party, specifying in sufficient detail what information is required. The requesting party shall have thirty (30) days after the date of the request for additional information to provide the requested information. If the requesting party fails to provide the requested additional information within said thirty (30) day period, the City Manager, or his/her designee, shall issue a written notice advising that the requesting party had failed to timely submit the additional information and therefore the request for reasonable accommodation shall be deemed abandoned

and/or withdrawn and no further action by the City with regard to said reasonable accommodation request shall be required.

5) *Appeal.* The appeal of any decision of the City Manager or his/her designee regarding a request for reasonable accommodation, recertification of an approved reasonable accommodation, or amendment to an approved reasonable accommodation shall be considered pursuant to the requirements of this section. Within thirty (30) days after the City Manager's, or his/her designee's, determination regarding a reasonable accommodation request is mailed to the requesting party, such applicant may appeal the decision by filing a notice of appeal with the City Clerk. The City Clerk or designee shall act as clerk to the Special Magistrate for purposes of an appeal from a decision under this section. All appeals shall contain a statement containing sufficient detail of the grounds for the appeal. Appeals shall be to the Special Magistrate who shall, after public notice and a public hearing, render a determination as soon as reasonably practicable, but in no event later than sixty (60) days after an appeal has been filed. The appeal shall be conducted as a de novo review of the evidence on record for the original review under the required findings of this section. The decision of the Special Magistrate shall be considered final City action and may be appealed within thirty (30) days to a court of competent jurisdiction as provided by law.

6) Request form for reasonable accommodation.

a. Contents of reasonable accommodation request form

1. Name and contact information of the applicant, and as applicable, the applicant's authorized representative;
2. Information regarding property at which reasonable accommodation is requested, including the parcel address of such location and property identification number;
3. Describe the accommodation and the specific regulation(s) and/or procedure(s) from which accommodation is sought;
4. Reasons the accommodation may be necessary for the applicant or the individuals with disabilities seeking the specific accommodation; and if relating to housing, why the requested reasonable accommodation is necessary to use and enjoy the housing;
5. Description of the qualifying disability or handicap;
6. Other relevant information pertaining to the disability or property that may be needed by the City in order for it to be able to evaluate the request for reasonable accommodation;



7. A statement as to whether the applicant is seeking the accommodation in order to make housing and/or provision of housing financially viable, with supporting documentation;
  8. A statement as to the therapeutic necessity of the accommodation for the applicant, with supporting documentation;
  9. If seeking a reasonable accommodation from the definition of family:
    - a) Proof of state licensure, as applicable to the location for which the reasonable accommodation is requested; or
    - b) Proof of certification pursuant to Section 397.487, Fla. Stat. as amended, or alternatively, certification under a nationally accredited agency or recognition or sanction by Congress if the accommodation is for or related to a recovery residence, as defined in Section 397.311, Fla. Stat.; and
    - c) All applicants must provide proof of satisfactory fire, safety, and health inspections as required by Section 397.487, Fla. Stat. or other applicable statute, as amended from time to time for the location for which the reasonable accommodation is requested;
  10. Signature of applicant;
  11. Date of application;
  12. If on-site supervisor or manager, provide the name and contact information (phone and email) for each;
  13. Disclosure of ownership interests of property; and
  14. Consent of all property owners for application.
- 7) *Stay of enforcement.* While an application for reasonable accommodation, or appeal of a determination of same, is pending before the City, the City will not enforce the subject zoning ordinance, rules, policies, and procedures against the applicant.
- 8) *Expiration of approvals.* Approvals of requests for reasonable accommodation shall expire within one hundred eighty (180) days if not implemented.

9) Revocation of reasonable accommodation.

- a. Any reasonable accommodation received shall be deemed revoked if the applicant or the property upon which the accommodation is granted is found in violation of any conditions of the approval granting the reasonable accommodation by a court of law or by the special magistrate hearing code enforcement cases.
- b. Failure to obtain state certification or a required state license, or failure to maintain state certification or a required state license or alternate certification permitted by this section, shall result in revocation of the reasonable accommodation and cessation of operations within sixty (60) days of termination of the license or certification.

10) Annual certification. All reasonable accommodation requests approved by the City shall be valid for no more than one year and shall require annual recertification each year on or before February 1st. Recertification requests must be filed at least ninety (90) days before the conclusion of the end of the one-year period of effectiveness of the reasonable accommodation approval. The failure of the applicant to timely apply for annual recertification, or the denial of an annual recertification application, shall result in the revocation of the approved reasonable accommodation. Recertification requests shall follow the same submittal, review and procedural requirements as set forth above for new applications. If a reasonable accommodation is for a property which is required to be licensed or certified pursuant to this section or applicable state or federal law, then to be recertified an applicant must provide proof of active licensure or certification consistent with the requirements of section (6)(a)(9).

11) Revisions. Any changes to the use or property desired by the applicant or identified by the City, state, or any certifying or licensing entity after approval or during the recertification process which require an additional reasonable accommodation or amendment to the original reasonable accommodation approval shall be processed as an amendment to the original approval and such amendment application shall follow the same application and review process set forth herein for an original reasonable accommodation request.

## ARTICLE 9

### DEFINITIONS

**Reasonable Accommodation:** A statutorily established method by which an individual who is disabled and/or handicapped (as those terms are defined in Title II of the Americans with

Disabilities Act and/or the Fair Housing Amendments Act, hereafter “disabled”), or a provider of services to the disabled qualifying for reasonable accommodations under the referenced statutes, can request a modification or alteration in the application of a specific Code provision, rule, policy, or practice, to them. The proposed accommodation sought by the disabled individual must be reasonable and necessary to afford such person an equal opportunity to use and enjoy housing.

**Recovery Residence:** A residential dwelling unit, the community housing component of a licensed day or night treatment facility with community housing, or other form of group housing, which is offered or advertised through any means, including oral, written, electronic, or printed means, by any person or entity as a residence that provides a peer-supported, alcohol-free, and drug-free living environment.

**Recovery Residence, Certified:** A recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.



**CITY OF WAUCHULA  
PRELIMINARY PLAT  
STAFF REPORT**

**TO:** City of Wauchula Planning and Zoning Board

**PREPARED BY:** Central Florida Regional Planning Council

**AGENDA DATE:** November 17, 2025

**REQUESTED ACTION:** (Ordinance 2025-19) City- initiated text amendments to the City of Wauchula Code of Ordinances Chapter 5 – Buildings, Article V. – Unsafe or Dilapidated Buildings to add Sections 5-126 Through 5-129 so as to Comply with the Requirements of 2025 Florida Legislature House Bill (HB) 913, as Codified in F.S. Section 553.899; Providing for Requiring Milestone Inspections for Substantial Structural Damage to Residential Condominiums of Three (3) or More Habitable Stories and 30 Years or More in Age, with Follow-Up Inspections Every 10 Years; Providing for Repair Requirements for Such Buildings with Substantial Structural Damage; Providing for an Administrative Process for the Recording and Reporting of Results of Such Milestone Inspections and Repairs.

**HEARING DATES:**

- **November 17, 2025, 5:30 PM:** **Planning and Zoning Board (Public Hearing)**
- December 8, 2025, 6:00 PM: City Commission Meeting (First Reading)
- January 12, 2025, 6:00 PM: City Commission Meeting (Adoption Public Hearing)

**ATTACHMENTS:**

- Ordinance 2025-19

**PLANNING AND ZONING BOARD MOTION OPTIONS:**

1. I move the Planning and Zoning Board forward the proposed text amendments to the Code of Ordinances to the City Commission with a **recommendation of approval**.
2. I move the Planning and Zoning Board forward the proposed text amendments to the Code of Ordinances to the City Commission with a **recommendation of approval with changes**.
3. I move the Planning and Zoning Board **continue to a date and time certain**.

**BACKGROUND:**

In the wake of the 2021 Surfside Condominium collapse, Florida lawmakers enacted sweeping reforms to enhance safety, transparency, and accountability within condominiums and cooperatives. Most recently, Florida House Bill 913 (HB 913) was signed into law on June 23, 2025 and will take effect on July 1, 2025. HB 913 introduces significant updates to the regulation of condominiums and cooperatives.

It added requirements including:

- Residential condominium buildings of three (3) or more residential stories and over 30 years of age have milestone inspections (engineering) for substantial structural damage, with follow-up inspections every 10 years.
- Requirements for the repair of said residential condominiums showing substantial structural damage through the milestone inspection.
- Requirements for municipal record keeping and reporting requirements to the State for these processes.

Ordinance 2025-19 (attached) includes the proposed language.

**ORDINANCE 2025-19**

**AN ORDINANCE OF THE CITY OF WAUCHULA, FLORIDA; AMENDING CODE OF ORDINANCES CHAPTER 5 – BUILDINGS, ARTICLE V. – UNSAFE OR DILAPIDATED BUILDINGS TO ADD SECTIONS 5-126 THROUGH 5-129 SO AS TO COMPLY WITH THE REQUIREMENTS OF 2025 FLORIDA LEGISLATURE HOUSE BILL (HB) 913, AS CODIFIED IN F.S. SECTION 553.899 (F.S. Sec. 553.899); PROVIDING FOR REQUIRING MILESTONE INSPECTIONS FOR SUBSTANTIAL STRUCTURAL DAMAGE TO RESIDENTIAL CONDOMINIUMS OF THREE (3) OR MORE HABITABLE STORIES AND 30 YEARS OR MORE IN AGE, WITH FOLLOW-UP INSPECTIONS EVERY 10 YEARS; PROVIDING FOR REPAIR REQUIREMENTS FOR SUCH BUILDINGS WITH SUBSTANTIAL STRUCTURAL DAMAGE; PROVIDING FOR AN ADMINISTRATIVE PROCESS FOR THE RECORDING AND REPORTING OF RESULTS OF SUCH MILESTONE INSPECTIONS AND REPAIRS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCORPORATION INTO THE CITY’S CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, 2025 Florida Legislature House Bill 913, codified in F.S. Section 553.899 (F.S. Sec. 553.899) added requirements that residential condominium buildings of three (3) or more residential stories and over 30 years of age have milestone inspections (engineering) for substantial structural damage, with follow-up inspections every 10 years; and

**WHEREAS**, F.S. Sec. 553.899 has added requirements for the repair of said residential condominiums showing substantial structural damage through the milestone inspection; and

**WHEREAS**, F.S. Sec. 553.899 has added requirements for municipal record keeping and reporting requirements to the State for these processes; and

**WHEREAS**, in accordance with the procedures required by Sections 166.041 (3)(a), 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 November 17, 2025, at which time interested parties and citizens had the opportunity to be heard and such amendments were recommended to the City Commission for adoption; and

**WHEREAS**, the City Commission hereby amends Code of Ordinances Chapter 5 – BUILDINGS, ARTICLE V. – UNSAFE AND DILAPIDATED

BUILDINGS as depicted in Section 1 below, adding requirements for milestone inspections, repairs, and administration/documentation so as to conform with the requirements of F.S. Sec. 553.899; and

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

**Section 1. AMENDMENT TO THE CODE OF ORDINANCES.** The Commission of the City of Wauchula, Florida, amends its Code of Ordinances in the following specific manner: The Code of Ordinances is amended to address the requirements for mandatory structural inspections for condominium and cooperative buildings consistent with Florida Statutes 553.899 as included in "Exhibit "A".

**Section 2. RECITALS.** The provisions set forth in the recitals to this Ordinance (whereas clauses) are hereby adopted by the Commission as the legislative findings and intent pertaining to this Ordinance.

**Section 3. CODIFICATION.** It is the intent of the City of Wauchula to have the amendments to Code of Ordinances Chapter 5 – BUILDINGS, ARTICLE V. – UNSAFE AND DILAPIDATED BUILDINGS codified at the earliest date practicable.

**Section 4. SEVERABILITY.** If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full effect. 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 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 Ordinance shall take effect immediately upon adoption by the City Commission of the City of Wauchula, Florida.

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

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

This ordinance was moved for adoption by Commissioner \_\_\_\_\_.  
The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Commissioner Anne Miller \_\_\_\_\_ insert yes or no  
Commissioner Russell Graylin Smith \_\_\_\_\_ insert yes or no  
Commissioner Keith Nadaskay, Jr \_\_\_\_\_ insert yes or no  
Commissioner Dr. Sherri Albritton \_\_\_\_\_ insert yes or no  
Commissioner Gary Smith \_\_\_\_\_ insert yes or no

(SEAL)

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Stephanie Camacho, City Clerk

\_\_\_\_\_  
Richard Keith Nadaskay, Jr., Mayor

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
Thomas A. Cloud, City Attorney



**Exhibit “A”  
Ordinance No. XXX  
Code of Ordinances Text Amendment**

Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

**ARTICLE V. – UNSAFE OR DILAPIDATED BUILDINGS**

**Sec. 5-126. – Milestone inspections for condominiums/cooperative form of ownership.**

All residential buildings under a condominium or cooperative form of ownership, as defined by Florida Statutes (F.S.) chapters 718 or 719, and which are three (3) or more habitable stories in height as defined by the Florida Building Code (FBC), shall be required to have a milestone inspection for substantial structural deterioration, as defined by F.S. subsections 553.899(2)(a)-(b), by December 31 of the year in which the residential condominium/cooperative building reaches 30 years of age from the issuance of its original Certificate of Occupancy (CO), and then every 10 thereafter. In the event that the date of issuance of the CO is unavailable, the date of issuance of the CO shall be the date of occupancy as determined by the City’s Building Official. Buildings which reached 30 years of age prior to July 1, 2022, shall have their initial milestone inspection performed by December 31, 2024. For buildings which reached the 30-Year mark of their CO between on or after July 1, 2022, and before December 31, 2024, the buildings initial milestone inspection shall be performed before December 31, 2025.

Said milestone inspection shall be performed by licensed and state authorized architect or engineer and consist of two phases: Phase 1 milestone inspections shall be visual examinations to assess structural condition. If substantial structural deterioration is identified, a Phase 2 inspection consisting of a more extensive evaluation shall be required to determine necessary repairs or maintenance.

**Sec. 5-127. – Repair work for condominium/cooperate buildings showing signs of substantial structural deterioration.**

In the event that a Phase 2 structural inspection report shows evidence of substantial structural deterioration, the condominium or cooperative association shall commence such repairs within a time frame established by the City Building Official, but in no circumstance shall such repairs commence greater than 365 days from the receipt of the report. In the event that the association fails to provide evidence of the scheduling or commencement of the repair work during the established time frame, the City shall review and determine if the structure is safe for human habitation.

**Sec. 5-128. – Qualifications for persons performing milestone inspections or work required as a result.**

Any architect licensed under F.S. Chapter 481 or engineer licensed under F.S. Chapter 471 who performs a milestone inspection shall meet the requirements of F.S. Section 553.889(2)(A), or any design professional, as defined under F.S. Section 558.002, or contractor as defined by F.S. Chapter 489, shall meet all inspector qualifications for such professionals under F.S. Sec. 553.899(12).

**Sec. 5-129. – City reporting of information on condominium/cooperative residential building milestone inspection results and repairs to the State of Florida.**

On or before December 31, 2025, and before said date each year thereafter, the City Community Development Department shall provide the Florida Department of Business and Professional Regulations the following information regarding condominium/cooperative residential buildings of three or more habitable stories and more than 30 years old, and every ten (10) years thereafter, in electronic format:

- (1) The number of buildings required to have a milestone inspection within the City.
- (2) The number of buildings for which a phase one milestone inspection has been completed.
- (3) The number of buildings granted an extension under the provision of F.S. Sec. 553.899(3)(c).
- (4) The number of buildings required to have a phase 2 milestone inspection after the finding of signs of substantial structural deterioration during the initial phase 1 inspection.
- (5) The number of buildings for which a phase 2 milestone inspection have been completed.
- (6) The number, type, and value of permit applications received to complete repairs required by the phase 2 milestone inspection.
- (7) A list of buildings deemed to be unsafe or uninhabitable as determined by a milestone inspector.
- (8) The license number of the City Building Code Administrator responsible for milestone inspections.

Additionally, the City may require condominium/cooperative associations or management to submit copies of milestone inspection reports and proof of repairs to ensure compliance with this Section.

The Florida Department of Business and Professional Regulation shall be responsible for forwarding all information received electronically under F.S. Subsection 553.899 (13)(a) to the Office of Program Policy Analysis and Government Accountability (OPPAGA). Upon receipt and review, the OPPAGA may require any other information necessary to compile information and provide a report to the President of the Senate and the Speaker of the House of Representatives.