



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

TO: City of Wauchula Planning and Zoning Board

PREPARED BY: Central Florida Regional Planning Council

AGENDA DATE: July 21, 2025

SUBJECT: FUTURE LAND USE MAP AMENDMENT:

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

REZONING:

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

AGENDA AND HEARING DATES:

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

ATTACHMENTS:

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

PLANNING AND ZONING BOARD MOTION OPTIONS:

Future Land Use Map Amendment Motion Options:

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

Rezoning Motion Options:

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

OVERVIEW:

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

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

City of Wauchula AERIAL PHOTO MAP



FUTURE LAND USE REQUEST

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

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

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

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

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

ZONING REQUEST

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

EXISTING ZONING

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

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

PROPOSED ZONING

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

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

PROPERTY INFORMATION

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

ANALYSIS:

SURROUNDING PROPERTIES:

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

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

LAND USE IMPACTS ANALYSIS:

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

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

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

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

PUBLIC FACILITIES AND SERVICES ANALYSIS:

Potable Water and Wastewater

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

Traffic/Transportation

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

Environmental Impacts

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

School Impacts

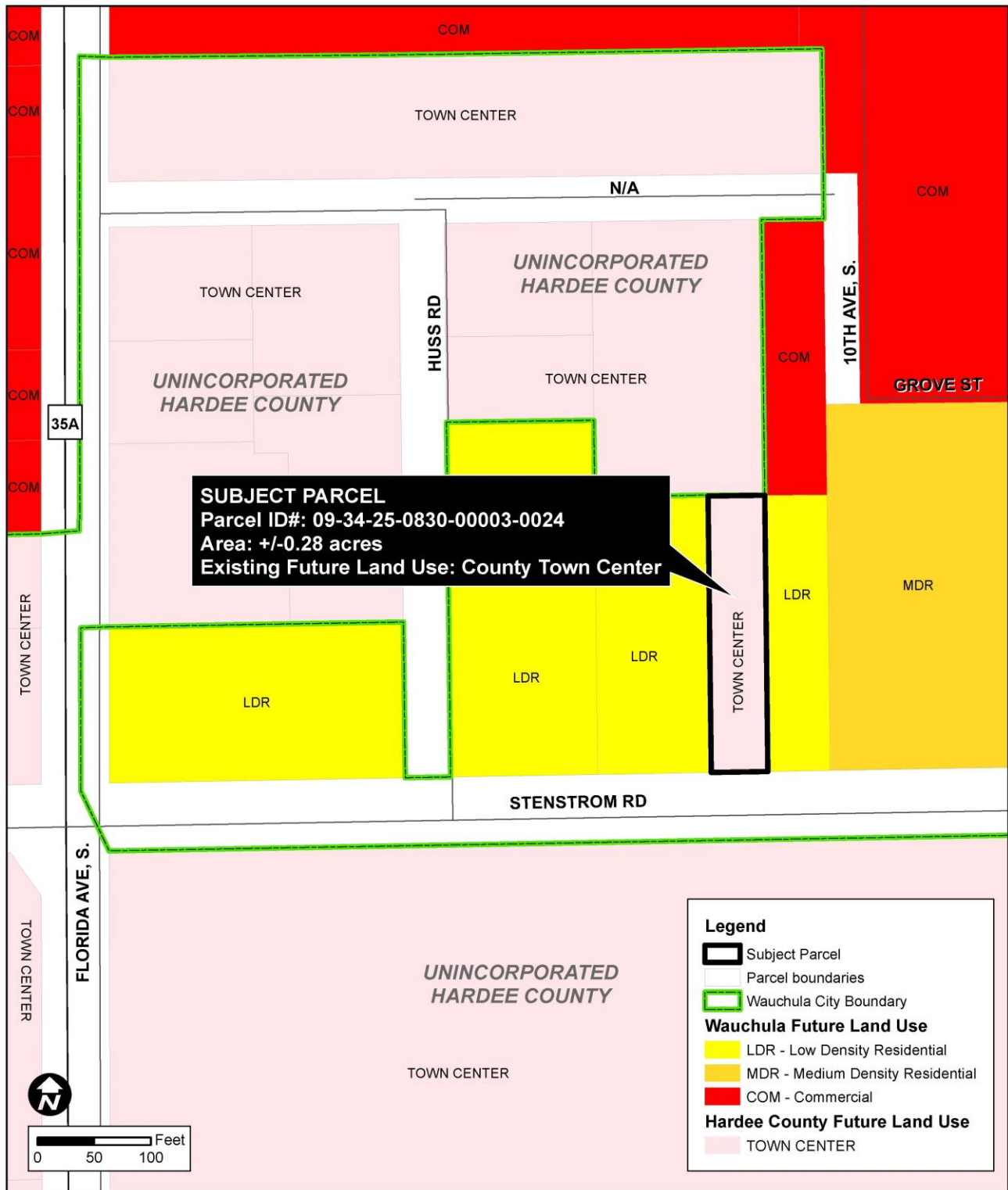
The requested Future Land Use and Zoning does permit the development of residential developments, but due to the size of the parcel, no more than 1 unit. One unit will have a de minimis effect on the surrounding schools.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

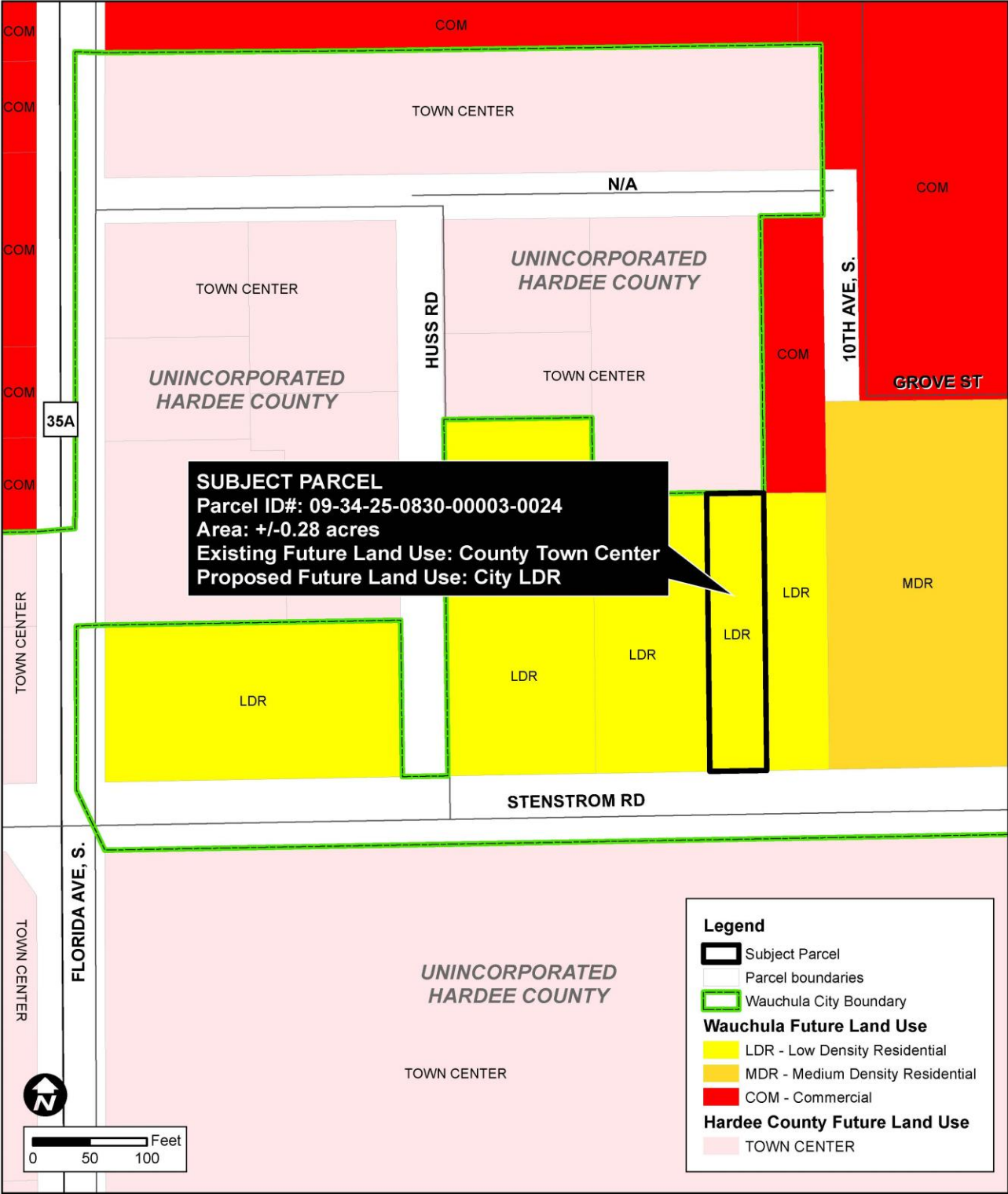
The Future Land Use Map amendment is **consistent** with the City of Wauchula Comprehensive Plan. The change in Future Land Use for the property will permit the property owner to utilize the parcels for commercial or, potentially, residential purposes.

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

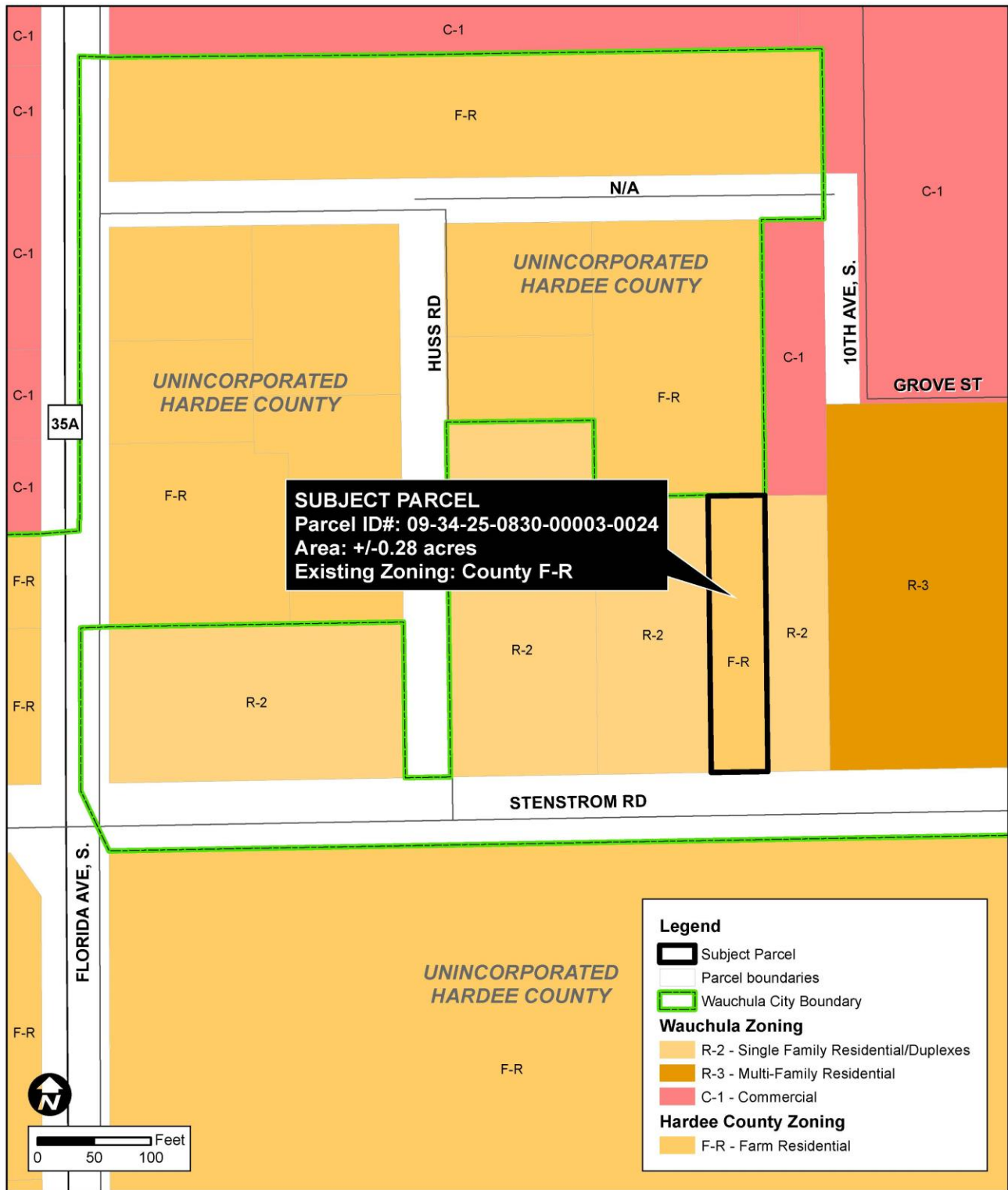
City of Wauchula EXISTING FUTURE LAND USE MAP



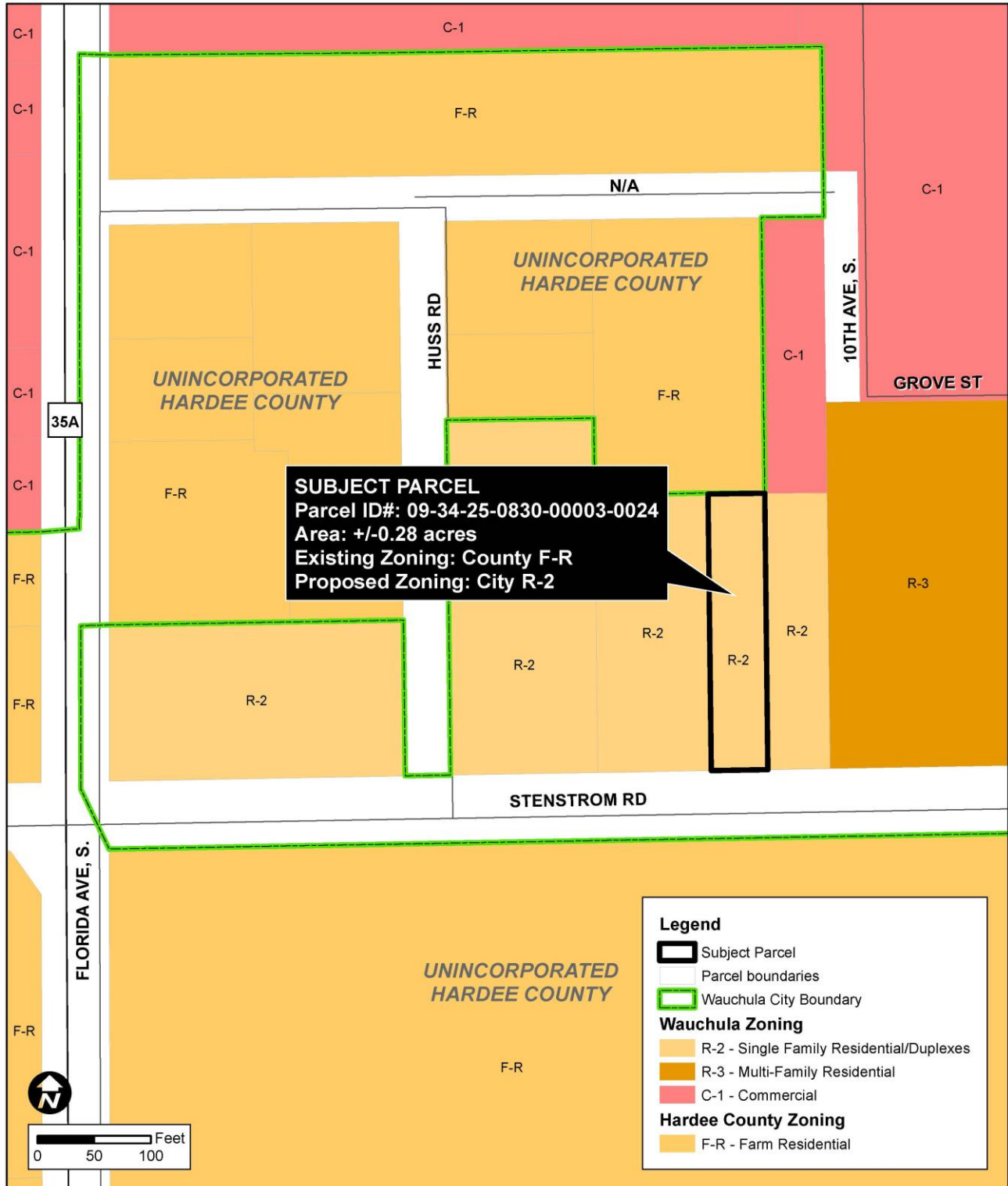
City of Wauchula
PROPOSED FUTURE LAND USE MAP



City of Wauchula EXISTING ZONING MAP



City of Wauchula PROPOSED ZONING MAP



Application

FILL OUT COMPLETELY

Date Submitted

6/11/25

CITY OF WAUCHULA

____ SPECIAL EXCEPTION ____ VARIANCE ✓ ANNEXATION
____ RE-ZONE ✓ FUTURE LAND USE AMENDMENT
____ SUBDIVISION PLAT ____ ALLEY CLOSURE

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

Applicant:

Randy Mayer

Address of request:

572 Stenstrom rd

Mailing address:

572 Stenstrom rd

Daytime Telephone:

941-932-5861

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

✓ Check, if same as above.

If different: Name: _____

Mailing Address: _____

Daytime Telephone: _____

NOTE :

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

Legal description: _____ See attached property card

Current Zoning

F-R

Future Land Use

Town Center

Size of Parcel:

.28 AC

Current Improvements: (Buildings, etc. on property)

Put up Pole Barn

Reason for request:

Put up 24X36 Pole Barn

If Annexation and/or Re-Zone:

Current County Zoning Classification F-R

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

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

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

Population of parcel(s): 1

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

Square footage to be used for the activity: _____

Proposed Hours: _____

Associated Noise: _____

Materials stored on premises: _____

Traffic caused by activity: _____

Number of off-street parking spaces: _____

Have you filed any previous applications? —

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

I have read and understand the requirements of the application and agree to pay all costs of the process.

The typical total cost is between \$150.00 and \$300.00.

Signature(s): Randy Mayer

Date: 6/11/25

Print Name(s): Randy Mayer

Signature of applicant(s): Randy Mayer

Date: 6/11/25

Print Name(s): Randy Mayer

FOR OFFICE USE ONLY

___ Application _____

___ Ad _____

___ Copies _____ (.15 ea single sided)
(.20 ea double sided)

___ Postage _____

Total Due _____