



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

TO: City of Wauchula Planning and Zoning Board
PREPARED BY: Central Florida Regional Planning Council
AGENDA DATE: July 21, 2025

SUBJECT: FUTURE LAND USE MAP AMENDMENT:

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

REZONING:

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

AGENDA AND HEARING DATES:

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

ATTACHMENTS:

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

PLANNING AND ZONING BOARD MOTION OPTIONS:

Future Land Use Map Amendment Motion Options:

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

Rezoning Motion Options:

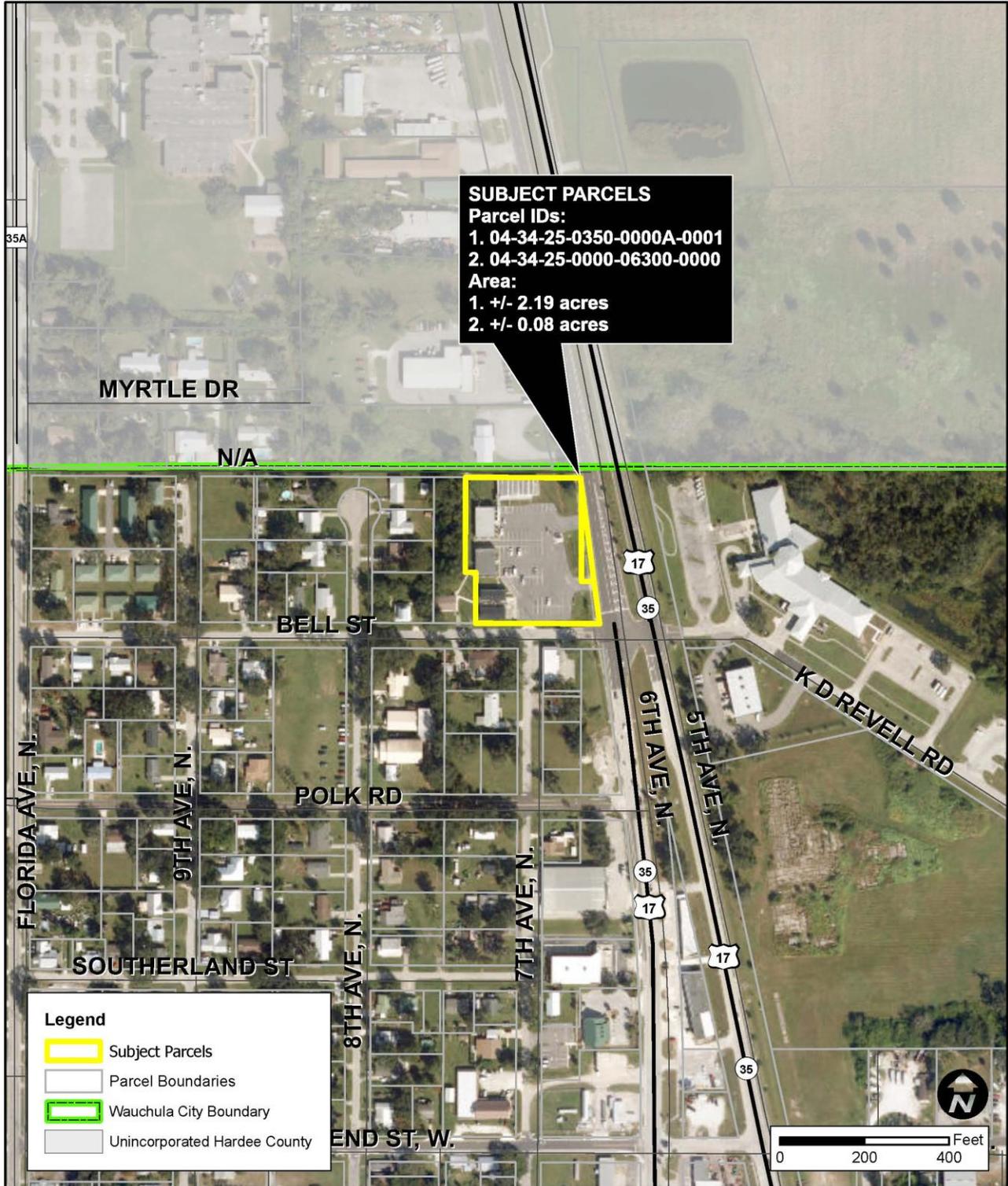
1. I move the Planning and Zoning Board forward the proposed Rezoning to the City Council with a recommendation of **approval**.
2. I move the Planning and Zoning Board forward the proposed Rezoning to the City Council with a recommendation of **approval with changes**.
3. I move the Planning and Zoning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

OVERVIEW:

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

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

City of Wauchula Aerial Photo Map



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FUTURE LAND USE REQUEST

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

EXISTING FUTURE LAND USE - Public/Semi-Public

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

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

PROPOSED FUTURE LAND USE - Commercial

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

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

ZONING REQUEST

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

EXISTING ZONING

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

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

PROPOSED ZONING

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

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

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

PROPERTY INFORMATION

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

ANALYSIS:

SURROUNDING PROPERTIES:

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

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

LAND USE IMPACTS ANALYSIS:

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

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

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

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

PUBLIC FACILITIES AND SERVICES ANALYSIS:

Potable Water and Wastewater

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

Traffic/Transportation

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

Environmental Impacts

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

School Impacts

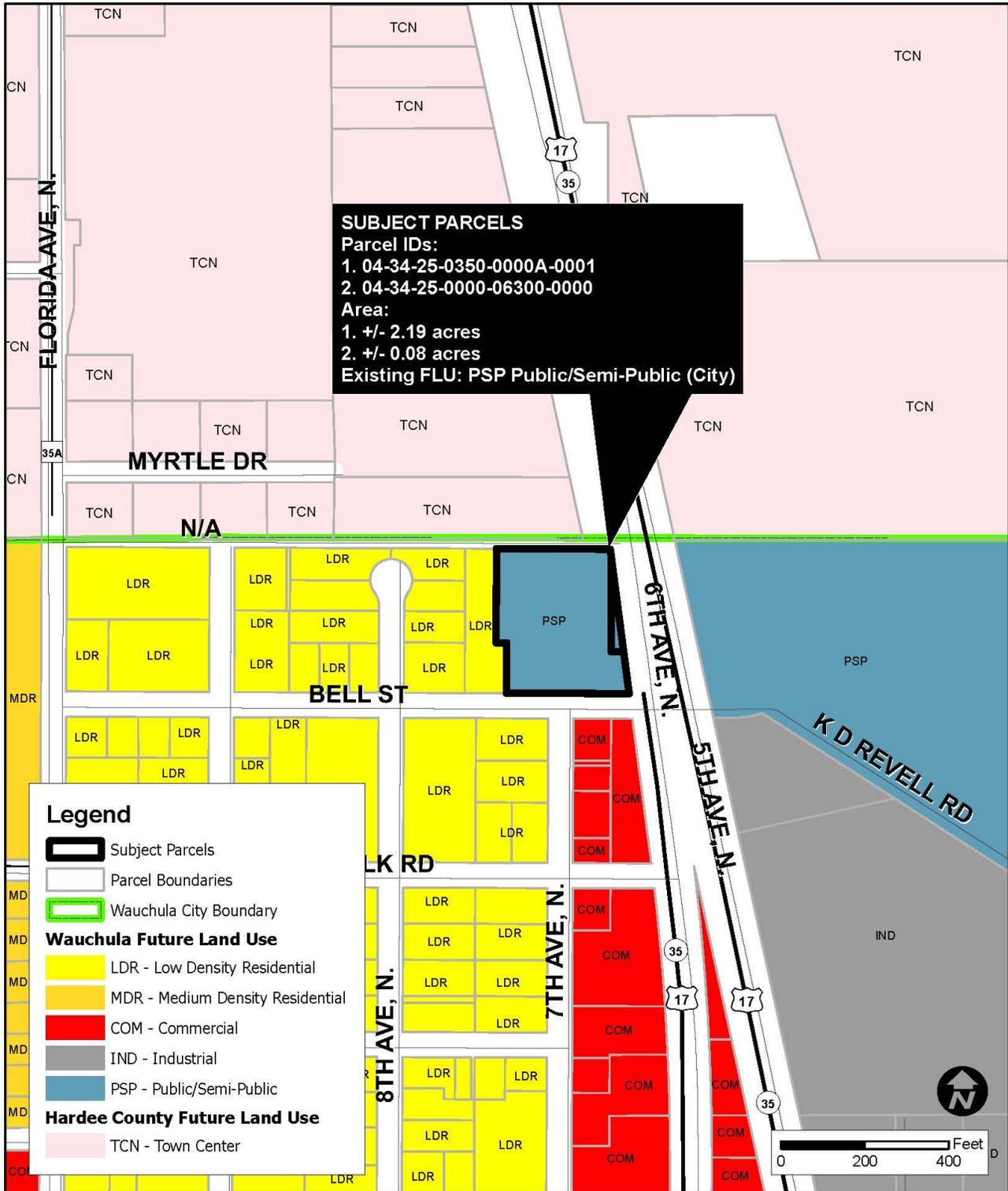
The requested Future Land Use and Zoning does permit the development of residential developments. If residential development is proposed in the future then coordination with Hardee County Schools will be required to determine the proposed impacts to schools.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

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

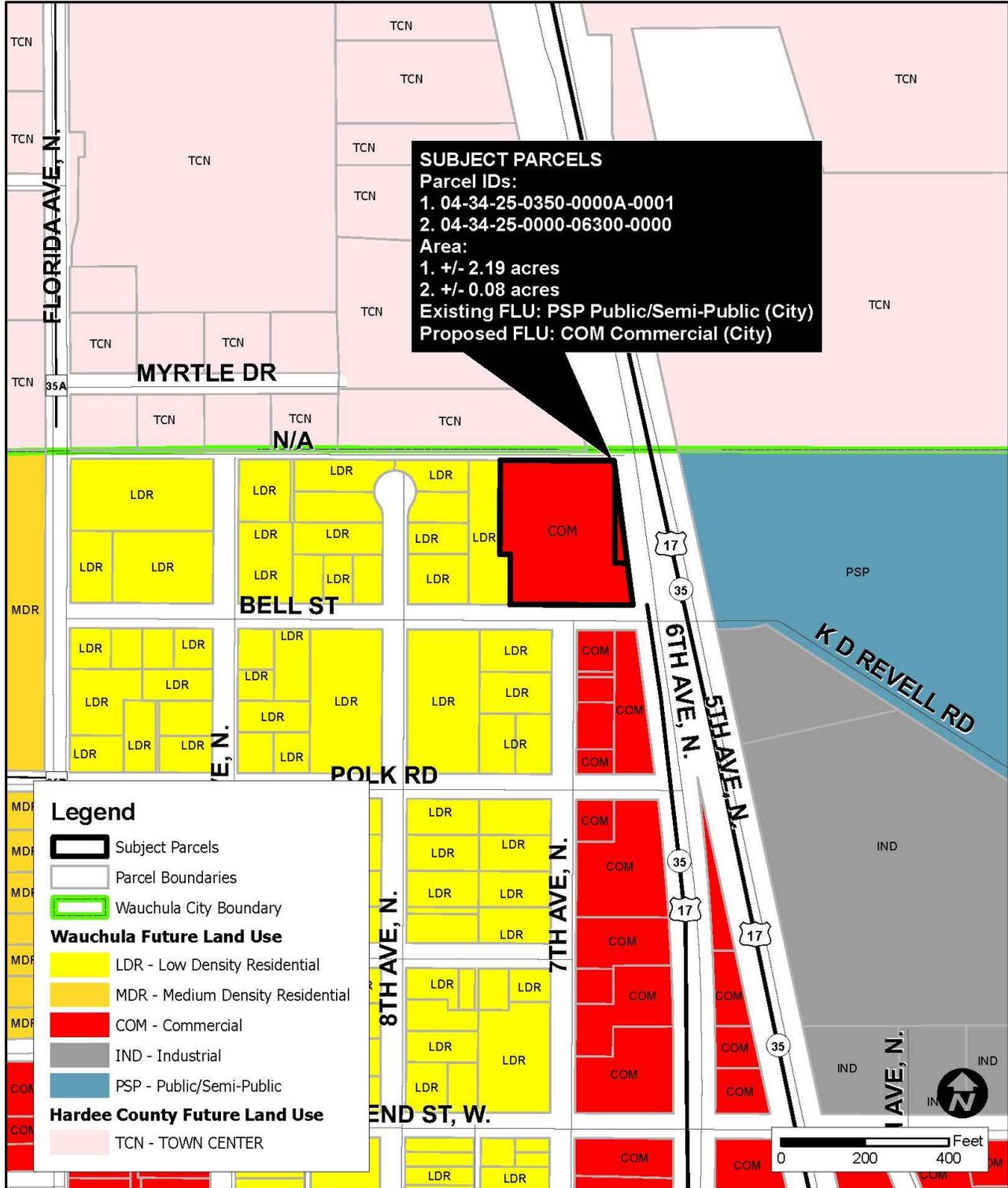
The Zoning amendment is **consistent** with the proposed Future Land Use Map amendment.

City of Wauchula Existing Future Land Use Map

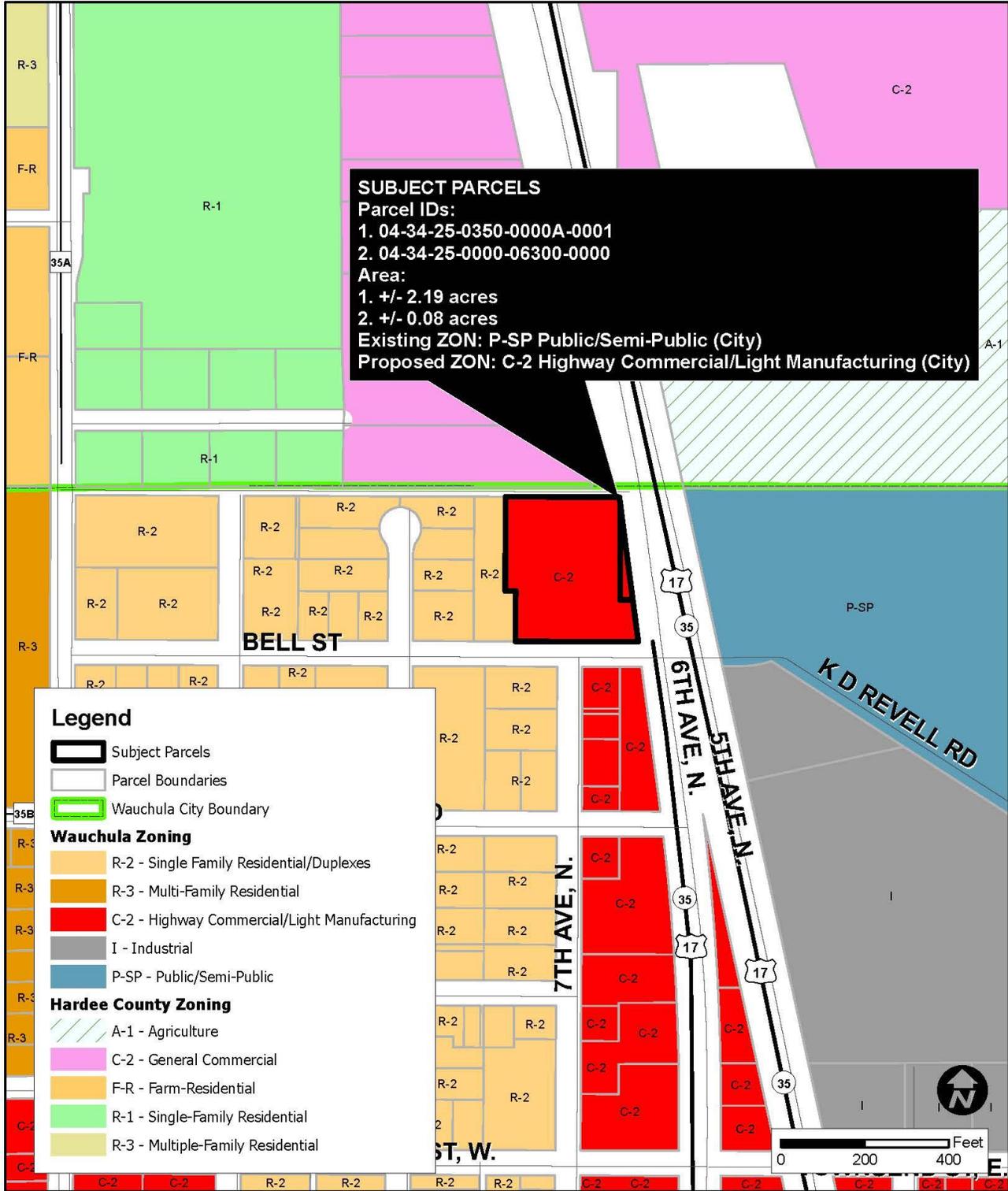


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City of Wauchula Proposed Future Land Use Map



City of Wauchula Proposed Zoning Map



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School Board Property Application

FILL OUT COMPLETELY

Date Submitted _____

CITY OF WAUCHULA

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

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

Applicant: School Board of Hardee County

Address of request: 1001 N. 6th Avenue

Mailing address: P.O. Drawer 1678

Daytime Telephone: 863-773-9058

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

If different: Name: _____

Mailing Address: _____

Daytime Telephone: _____

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

Legal description: See attached property card

Current Zoning P-SP Future Land Use C2

Size of Parcel: 2.165 acres

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

Reason for request: sale of property

If Annexation and/or Re-Zone:

Current County Zoning Classification _____

City Zoning Classification and Future Land Use classification sought: _____

C2

What property usage is to the North: commercial, South: C-2-

East: P-SP - Health Dept. and West: R2 - single family of your property (example: residence)?

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

Population of parcel(s): _____

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

Square footage to be used for the activity: _____

Proposed Hours: _____

Associated Noise: _____

Materials stored on premises: _____

Traffic caused by activity: _____

Number of off-street parking spaces: _____

Have you filed any previous applications? NO

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

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

Signature(s): Sonja M. Bennett Date: 4/11/2025

Print Name(s): SONJA M. BENNETT

Signature of applicant(s): _____ Date: _____

Print Name(s): _____

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

Stockyard Property Application

FILL OUT COMPLETELY

Date Submitted 5/28/25

CITY OF WAUCHULA

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

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

Applicant: The Stockyard Property Group, LLC

Address of request: 0 N 6th Ave

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

Daytime Telephone: 813-335-7057

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

If different: Name: _____

Mailing Address: _____

Daytime Telephone: _____

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

Legal description: _____ See attached property card

Current Zoning P-5p Future Land Use P-SP

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

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

Reason for request: To Make Consistent with surrounding Property Changes

If Annexation and/or Re-Zone:

Current County Zoning Classification NA

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

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

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

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

Population of parcel(s): 2

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

Square footage to be used for the activity: _____

Proposed Hours: _____

Associated Noise: _____

Materials stored on premises: _____

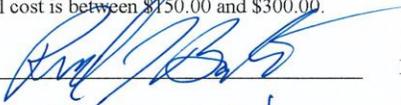
Traffic caused by activity: _____

Number of off-street parking spaces: _____

Have you filed any previous applications? No

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

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

Signature(s):  Date: 5-28-25

Print Name(s): Rick J. Batema

Signature of applicant(s): _____ Date: _____

Print Name(s): _____

FOR OFFICE USE ONLY	
___ Application	_____
___ Ad	_____
___ Copies	_____ (15 ea single sided) (20 ea double sided)
___ Postage	_____
	Total Due _____

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 N/4 COR BLK OF RD 1 THEN N ALONG S
 A 1/2 OF INTERSECTION WITH E LINE
 THE STOCKYARD PROPERTY GROUP LLC
 2907 FRITZKS RD
 DOVER, FL 33527

2024

04-34-25-0000-06300-0000
 HARDEE COUNTY PROPERTY VALUATION SUMMARY
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BUILDING CHARACTERISTICS
CD CONSTRUCTION
MARKET ADJUSTMENTS

ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVB	EVB	ECON	FNCT	NORM	% COND
DOR CODE														
MAP NUM														
NEIGHBORHOOD/LOC	945.00													
MKT AREA	1.00/													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA											
			SUBAREA MARKET VALUE											

EXTRA FEATURES
 N 69H AVE, NAUCHUCA

L	OFF	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adi R	ADJ UNIT PRICE	ONC COND	YEAR ON	YEAR ACTUAL	% COND	Q	ADJ MKT VALUE	LAND DATE	QD DATE	NOTES	

SALES DATA

OFF RECORD	DATE	TYPE	Q	V	I	RSN	SALE PRICE
202425003510	6/24/2024	TX	U	U	V	18	3,000

GRANTOR: HARDEE COUNTY CLERK 0
GRANTEE: THE STOCKYARD PROPE
201825005181 8/20/2018 MD U V 11 100
GRANTOR: RIEDLINGER THOMAS
GRANTEE: RIEDLINGER PROPERTY

LAND DESCRIPTION

L	USE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LAND UNITS	UNIT TYPE	D	%	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONTRN
1	4000	C	VACANT LANDS	0			P-SP	0.00	0.00	1,650.00	SP	1.00	1.00	1.00	3.00	3.00	4,950							

TOTAL QBYE
 0

REVIEW DATE 09/14/2020 **BY** EG **Total Acres:** 0.04 **Total Land Value:** 4,950 **Market:** 0 **Agricultural:** 0 **Common:** 4,950 **PRINTED** 09/20/2024 **BY** SYS