



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

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**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:**

<b>July 21, 2025, 5:30 PM</b>	<b>Planning and Zoning Board (Public Hearing)</b>
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:**

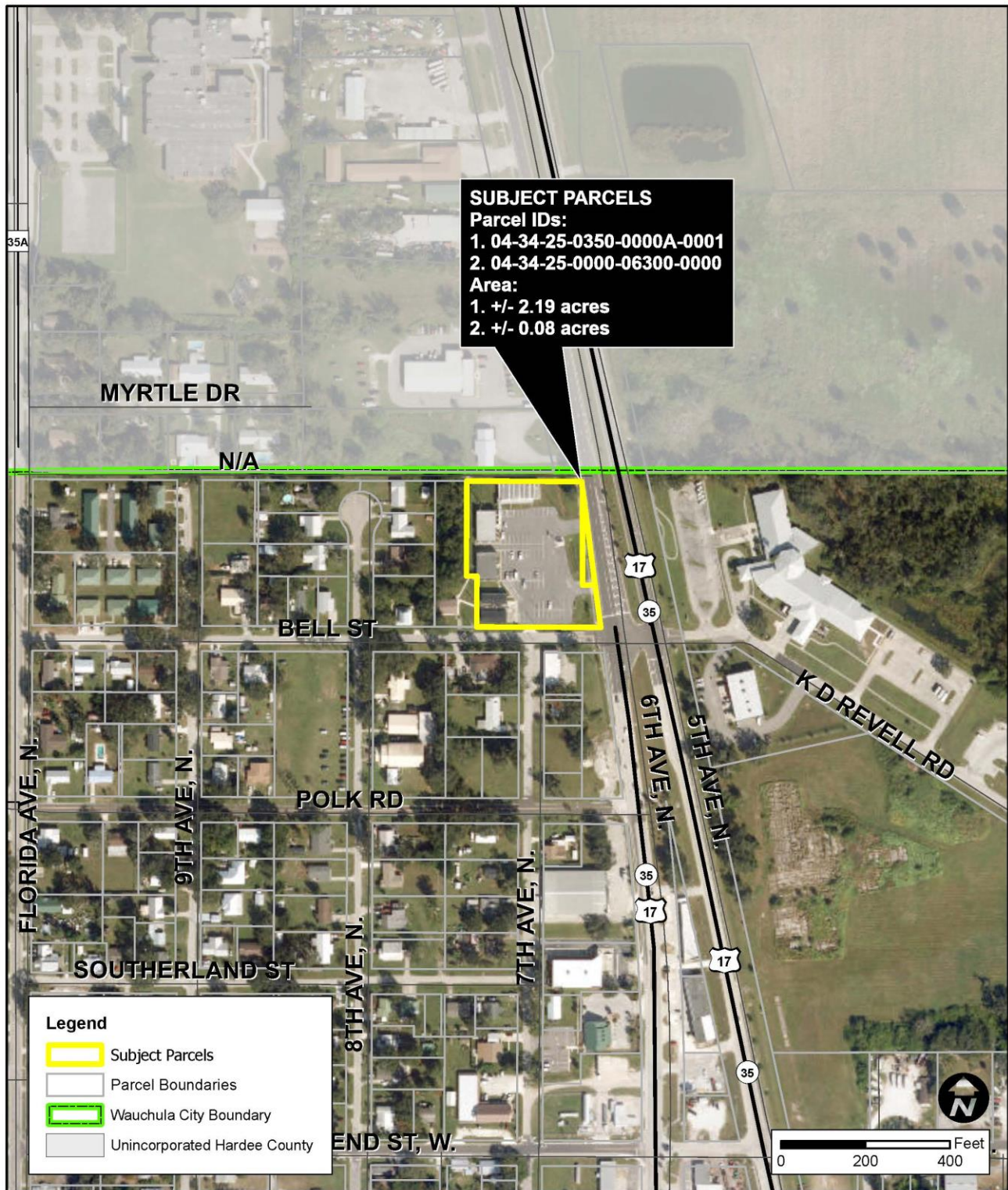
1. I move the Planning and Zoning Board forward the proposed Rezoning to the City Council with a recommendation of **approval**.
2. I move the Planning and Zoning Board forward the proposed Rezoning to the City Council with a recommendation of **approval with changes**.
3. I move the Planning and Zoning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

## **OVERVIEW:**

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

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

# City of Wauchula Aerial Photo Map



## **FUTURE LAND USE REQUEST**

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

### **EXISTING FUTURE LAND USE - Public/Semi-Public**

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

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

### **PROPOSED FUTURE LAND USE - Commercial**

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

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

## **ZONING REQUEST**

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

### **EXISTING ZONING**

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

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

### **PROPOSED ZONING**

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

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

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

## **PROPERTY INFORMATION**

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

## **ANALYSIS:**

### **SURROUNDING PROPERTIES:**

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

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

### **LAND USE IMPACTS ANALYSIS:**

The proposed Future Land Use, is compatible with the Comprehensive Plan conditions and is compatible with the surrounding area based on the Future Land Uses assigned to nearby properties in the City limits along 6<sup>th</sup> 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 6<sup>th</sup> Avenue (US Highway 17) on the west and Bell Street on the south. US Highway 17 is a state-maintained road. Currently, there are two driveways onto US Highway 17, if additional driveways are desired in the future, the applicant will need to contact the Florida Department of Transportation.

##### Environmental Impacts

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

##### School Impacts

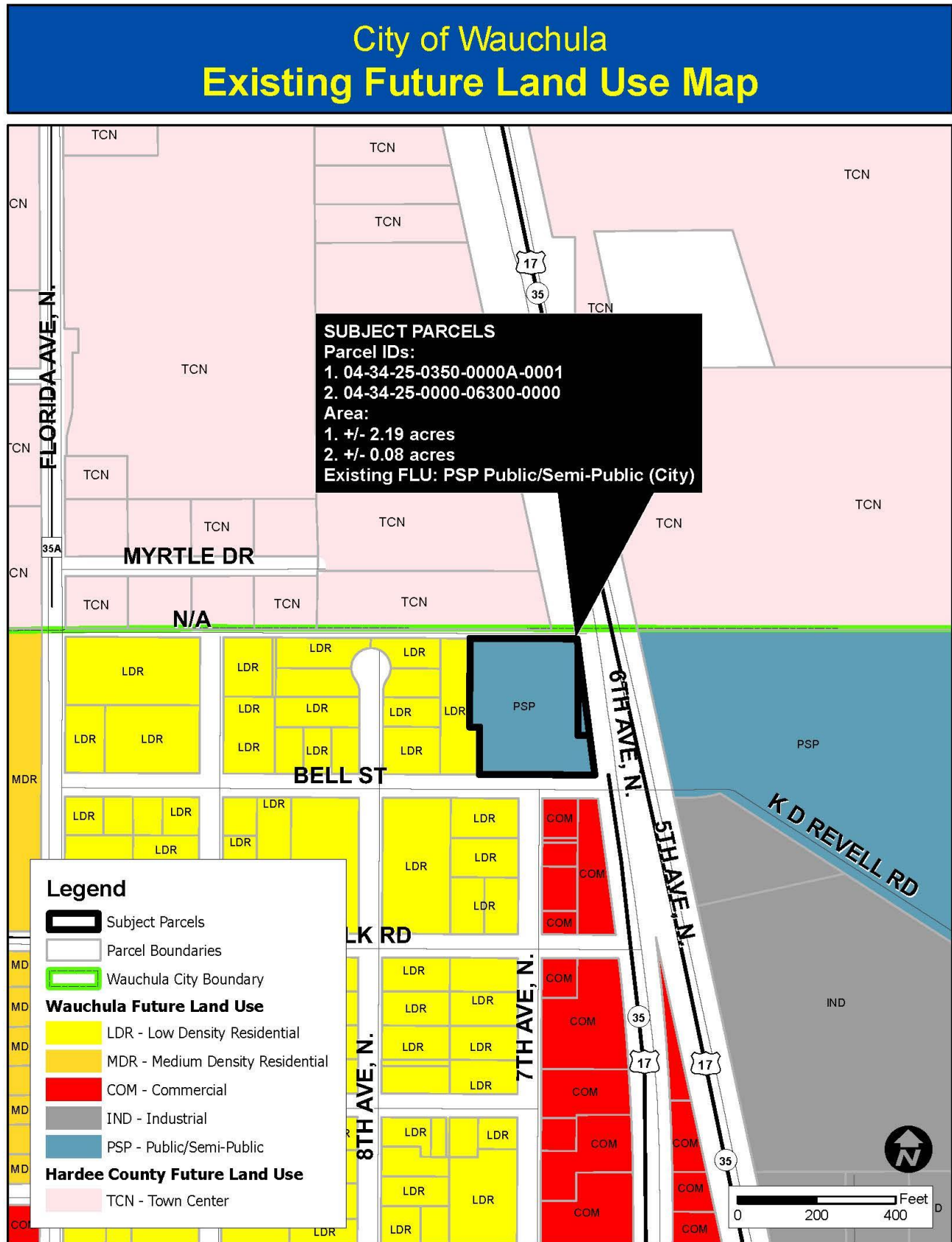
The requested Future Land Use and Zoning does permit the development of residential developments. If residential development is proposed in the future then coordination with Hardee County Schools will be required to determine the proposed impacts to schools.

#### **CONSISTENCY WITH THE COMPREHENSIVE PLAN:**

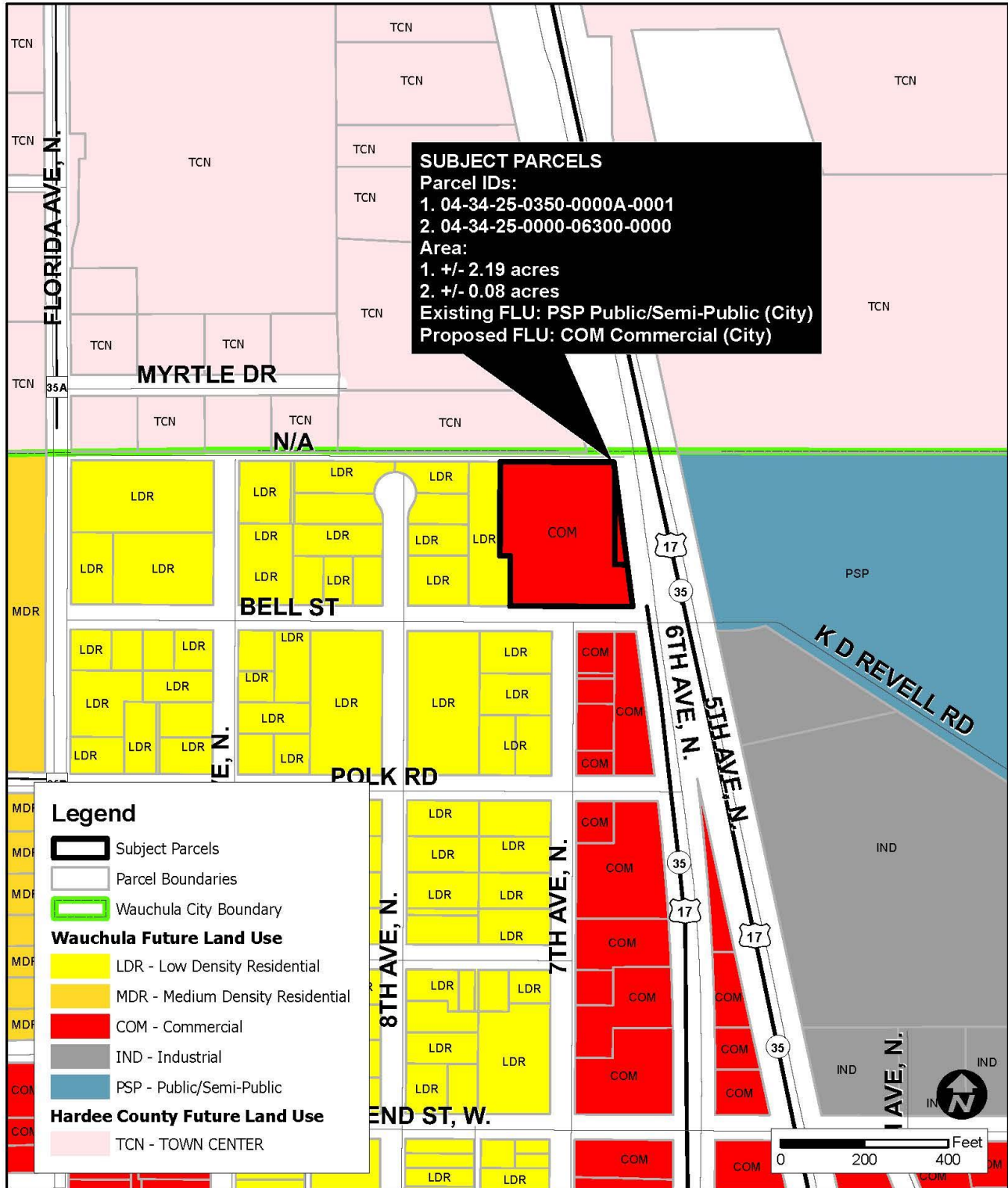
The Future Land Use Map amendment is **consistent** with the City of Wauchula Comprehensive Plan. The change in Future Land Use for the property will permit the property owner to utilize the parcels for commercial or, potentially, residential purposes.



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



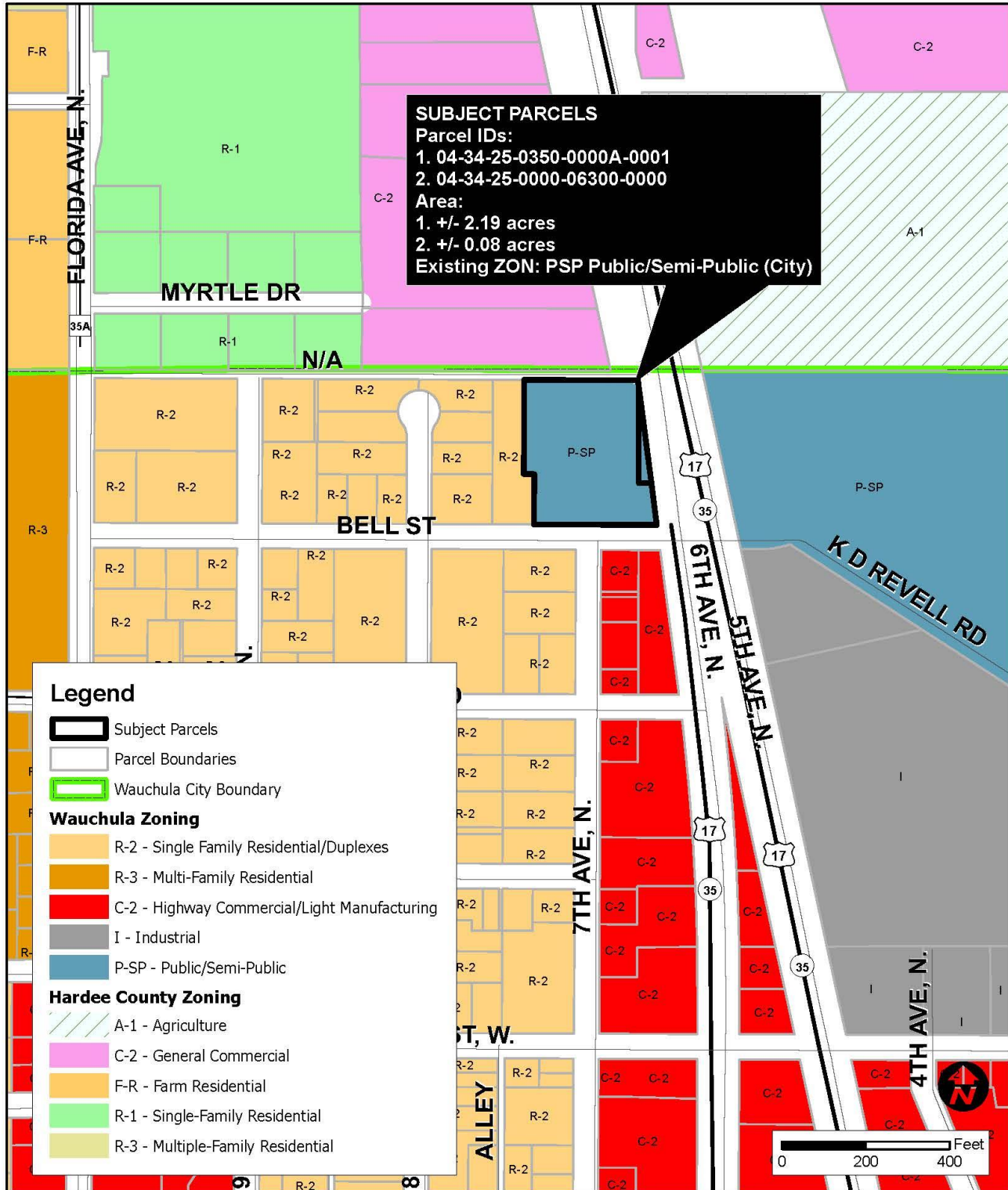
# City of Wauchula Proposed Future Land Use Map



Document Path: D:\Projects\Hardee\Wauchula\Maps\2025\1001\NSH\HardeeSchoolBoard\1001\NSH\HardeeSchoolBoard.aprx

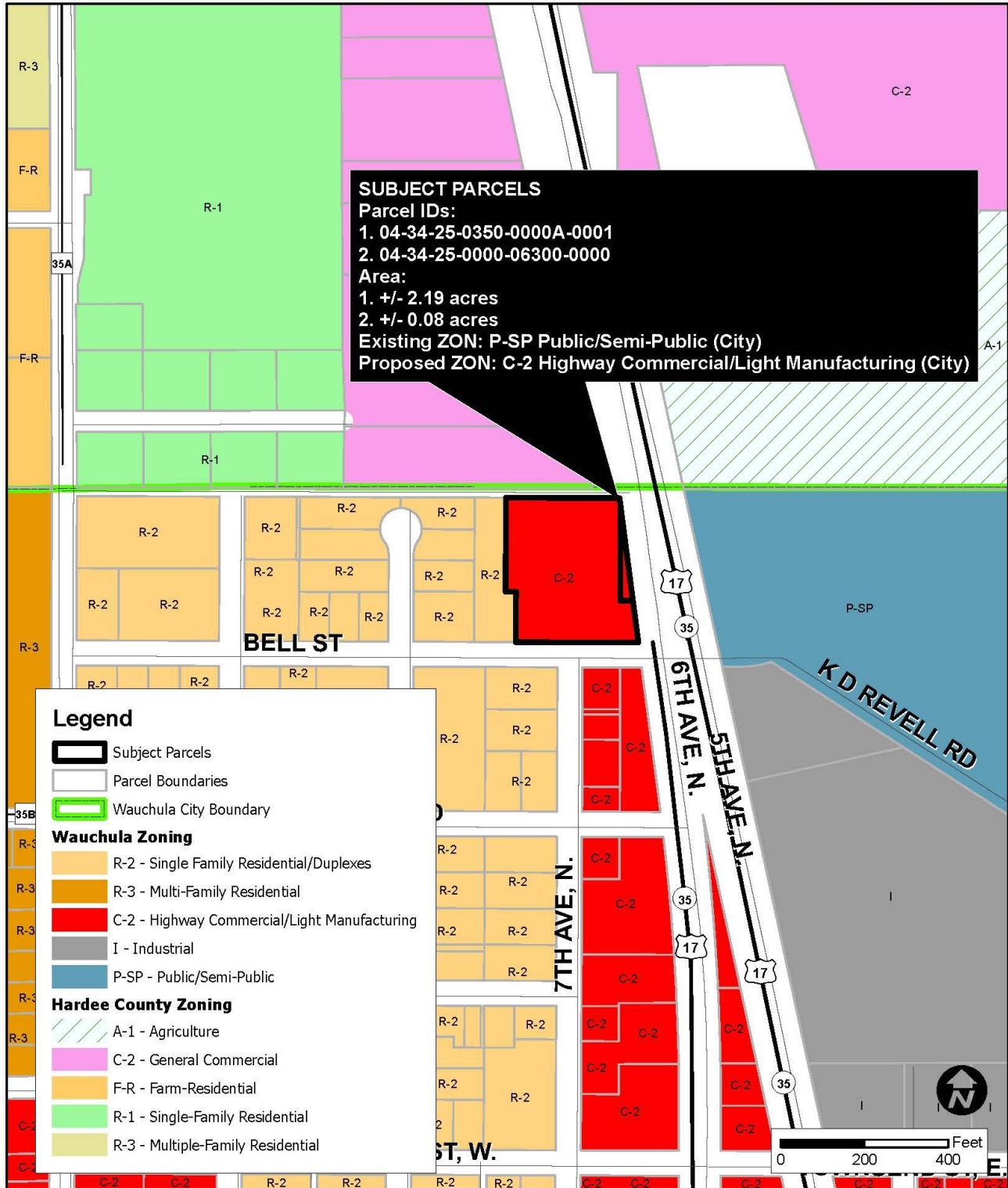


# City of Wauchula Existing Zoning Map



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# 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. 6<sup>th</sup> 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 acreage

Current Improvements: (Buildings, etc. on property) \_\_\_\_\_

Reason for request: sale of property



If Annexation and/or Re-Zone:

Current County Zoning Classification \_\_\_\_\_

City Zoning Classification and Future Land Use classification sought: \_\_\_\_\_

C 2

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

Print Name(s): SONJA M. BENNETT

Signature of applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Print Name(s): \_\_\_\_\_

**FOR OFFICE USE ONLY**

\_\_\_ Application \_\_\_\_\_

\_\_\_ Ad \_\_\_\_\_

\_\_\_ Copies \_\_\_\_\_ (.15 ea single sided)  
(.20 ea double sided)

\_\_\_ Postage \_\_\_\_\_

Total Due \_\_\_\_\_

# Stockyard Property Application

**FILL OUT COMPLETELY**

Date Submitted 5/28/25

## CITY OF WAUCHULA

\_\_\_\_ SPECIAL EXCEPTION \_\_\_\_ VARIANCE \_\_\_\_ ANNEXATION  
X RE-ZONE X 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 6<sup>th</sup> 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-Sp 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: \_\_\_\_\_

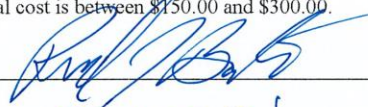
\*\*\*\*\*

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 \_\_\_\_\_

BEG AT SE COR BLK A PACKERS ADDN  
N/4 LINE OF RD 11 THEN N ALONG S  
A 1/2 OF INTERSECTION WITH E LINE  
THE STOCKYARD PROPERTY GROUP LLC  
2907 FRITZ RD  
DOVER, FL 33527

2024

04-34-25-0000-06300-0000  
HARDEE COUNTY PROPERTY VALUATION SUMMARY  
PAGE 1 of 1  
802

**BUILDING CHARACTERISTICS**

**MARKET ADJUSTMENTS**

**VALUATION SUMMARY**

VALUATION SUMMARY													
VALUATION BY													
1000	2000	3000	4000	5000	6000	7000	8000	9000	10000	11000	12000	13000	14000
902													
BUILDING MARKET VALUE													
0													
TOTAL MARKET OBJE VALUE													
0													
TOTAL LAND VALUE - MARKET													
4,950													
TOTAL MARKET VALUE													
4,950													
SOH/AGL Deduction													
0													
ASSESSED VALUE													
4,950													
TOTAL EXEMPTION VALUE													
0													
BASE TAXABLE VALUE													
4,950													
TOTAL TAXABLE VALUE													
4,950													
INCOME VALUE													
0													
PREVIOUS YEAR MKT VALUE													
4,950													