



**CITY OF WAUCHULA
PRELIMINARY PLAT
STAFF REPORT**

TO: City of Wauchula Planning and Zoning Board

PREPARED BY: Central Florida Regional Planning Council

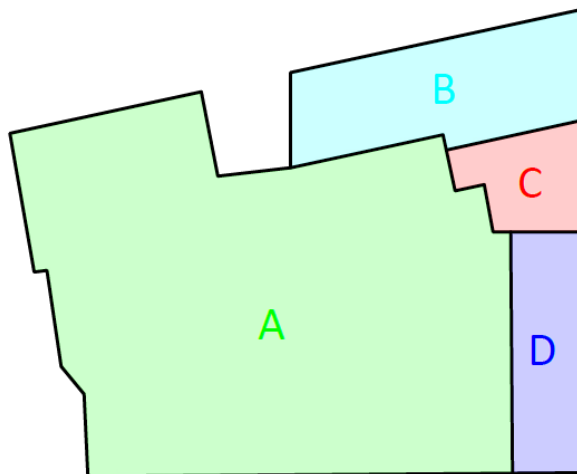
AGENDA DATE: September 15, 2025

REQUESTED ACTION: Consider Preliminary Subdivision Plat Approval for the Bay Street Subdivision, located at the southwest corner of the intersection of Bay Street and 1st Avenue South, further described as parcel 03-34-25-0000-03570-0000.

BACKGROUND:

Traditions Engineering, LLC (applicant) on behalf of Bay Street Wauchula Holdings, LLC (owner) requests approval of a Preliminary Subdivision Plat for the Bay Street Development subdivision for approximately 15.53 acres of land located at the southwest corner of the intersection of Bay Street and 1st Avenue South, further described as parcel 03-34-25-0000-03570-0000. The property has a Future Land Use of Medium Density Residential (MDR) on and a zoning designation of Multi-Family Residential (R-3).

The proposed project includes four development tracts split in two phases (see image below). Phase I includes Tracts A and B. Tract A includes 42 single family units. Tract B includes 16 units within 4 townhouse structures. Tract B also includes the recreational component for the project that is accessed from Phase A by an easement. Phase II includes Tracts C and D, which are identified on this preliminary subdivision Plan as future development. The owner/applicant will have to complete the site plan or subdivision plan process when they are ready to move forward with development on those parcels.



DEVELOPMENT TRACTS			
TRACT A	TRACT B	TRACT C	TRACT D
- 42 UNITS	- 16 UNITS	- 0.76 ACRES	- 1.16 ACRES
- 10.60 ACRES	- 2.08 ACRES		
- 3.96 DU/AC	- 7.69 DU/AC		

PHASE KEY	
PHASE 1:	PHASE 2+:
- TRACT A	- TRACT C
- TRACT B	- TRACT D

PRELIMINARY SUBDIVISION PLAT

Per Section 7.06.05 of the Land Development Code, the purpose of the Preliminary Subdivision Plat (PSP) is to provide sufficient information regarding a proposed development to enable the City to evaluate the proposed subdivision as it relates to the Comprehensive Plan and the Unified Land Development Code, to allow city staff to perform a technical review of all proposed site improvements, and to serve as the basis upon which the final plat is prepared. Upon approval of the PSP, the applicant may prepare construction plans for public infrastructure improvements.

Approval of the Preliminary Plat by the Planning and Zoning Board shall be deemed an expression of approval of the subdivision layout, and nothing more, and a motion shall be so made, and shall be reported to the City Commission. Preliminary Subdivision Plans remain valid for one year from the date of approval.

ANALYSIS

The Preliminary Subdivision Plat is consistent with the Comprehensive Plan and the Land Development Code. As shown on the attached map, the property is located within the area identified as having to meet the building and design standards (Section 2.06.00). These standards are applicable to all uses except those included as "single family" on the Table of Land Uses. The proposed townhouses will have to meet the requirements of this Section.

Category/Use	AG	FR	R-1A	R-1	R-2	R-3	R-4	P-1	HC-1	C-1	C-2	I	P/SP	CON
Single-Family														
Single-family, std. construction and modular	P	P	P	P	P	P	P	P	S	S	S			S
Single-family, manufactured home (mobile home)	P	P					PC							S
Manufactured Home Subdivision							PC							
Mobile Home Park							S							
Single-family, Cluster subdivision (see Section 7.07.01)	S	S	S	S	S	S	S							
Dwelling, Zero Lot Line homes (see Section 7.07.02)	PC	PC	PC	PC	PC	PC	PC							
Duplex, two family					P	P			P	P	P			

The Preliminary Plat is consistent with the intent of the Land Development Code. The roads within the single-family home portion of the project will be public rights-of-way and the road serving the townhouses will be privately maintained.

PROPOSED PRELIMINARY SUBDIVISION PLAT CONDITIONS

The following conditions are recommended for the Preliminary Subdivision Plat:

1. A performance bond must be approved by the City Commission at time of final plat in an amount estimated as sufficient to secure to the City the satisfactory construction, installation, and dedication of all required improvements. The performance bond shall also secure all lot improvements on the individual lots of the subdivision as required by these regulations.
2. The access easement off East Bay Street shall be recorded with the Clerk of the Courts.

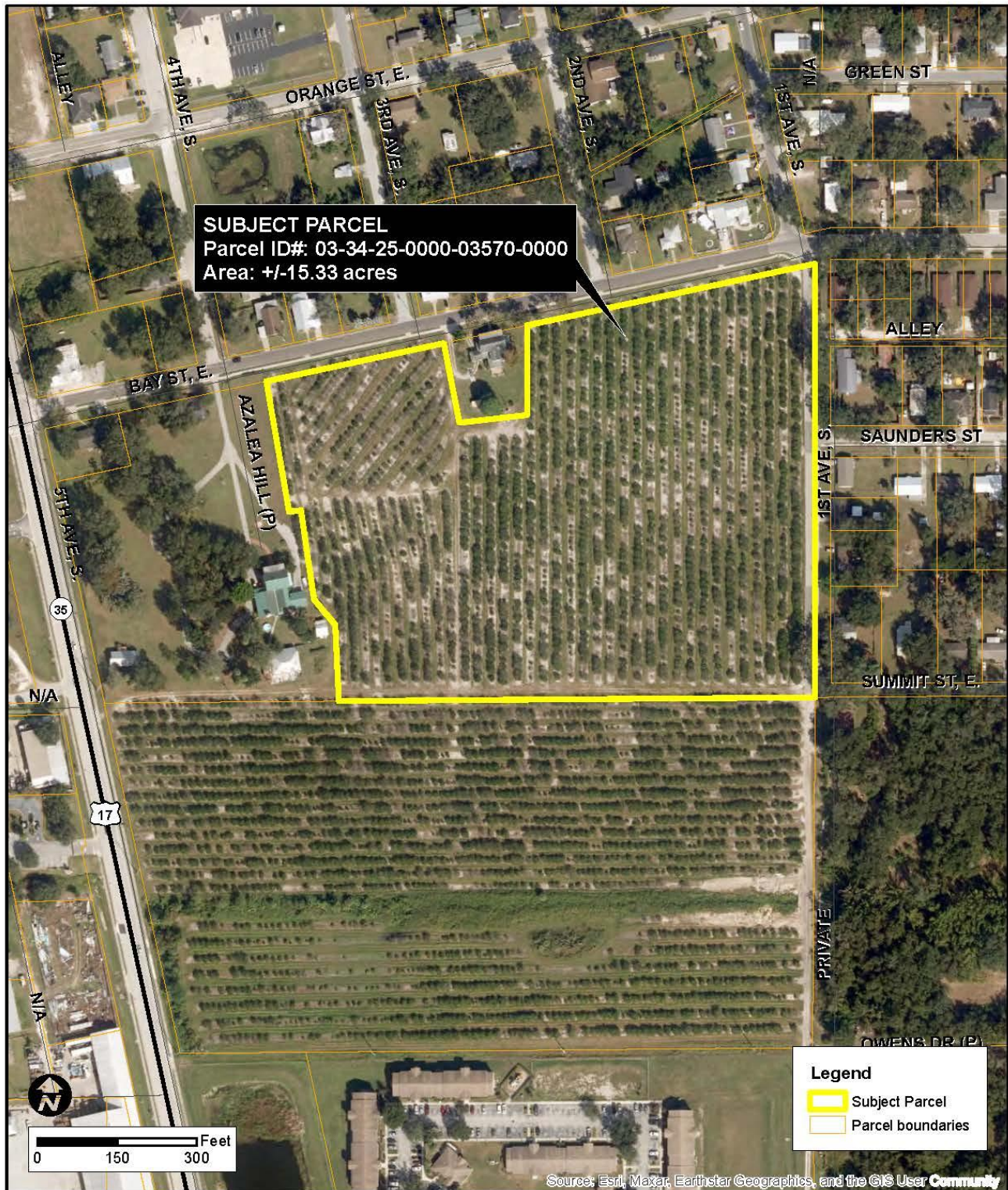
PLANNING COMMISSION MOTION OPTIONS:

1. I move **approval** of the preliminary plat for the proposed Bay Street Subdivision.
2. I move **approval with changes** to the preliminary plat for the proposed Bay Street Subdivision.
3. I move **denial** of the preliminary plat for the proposed Bay Street Subdivision.
4. I move **continuation to a date and time certain**.

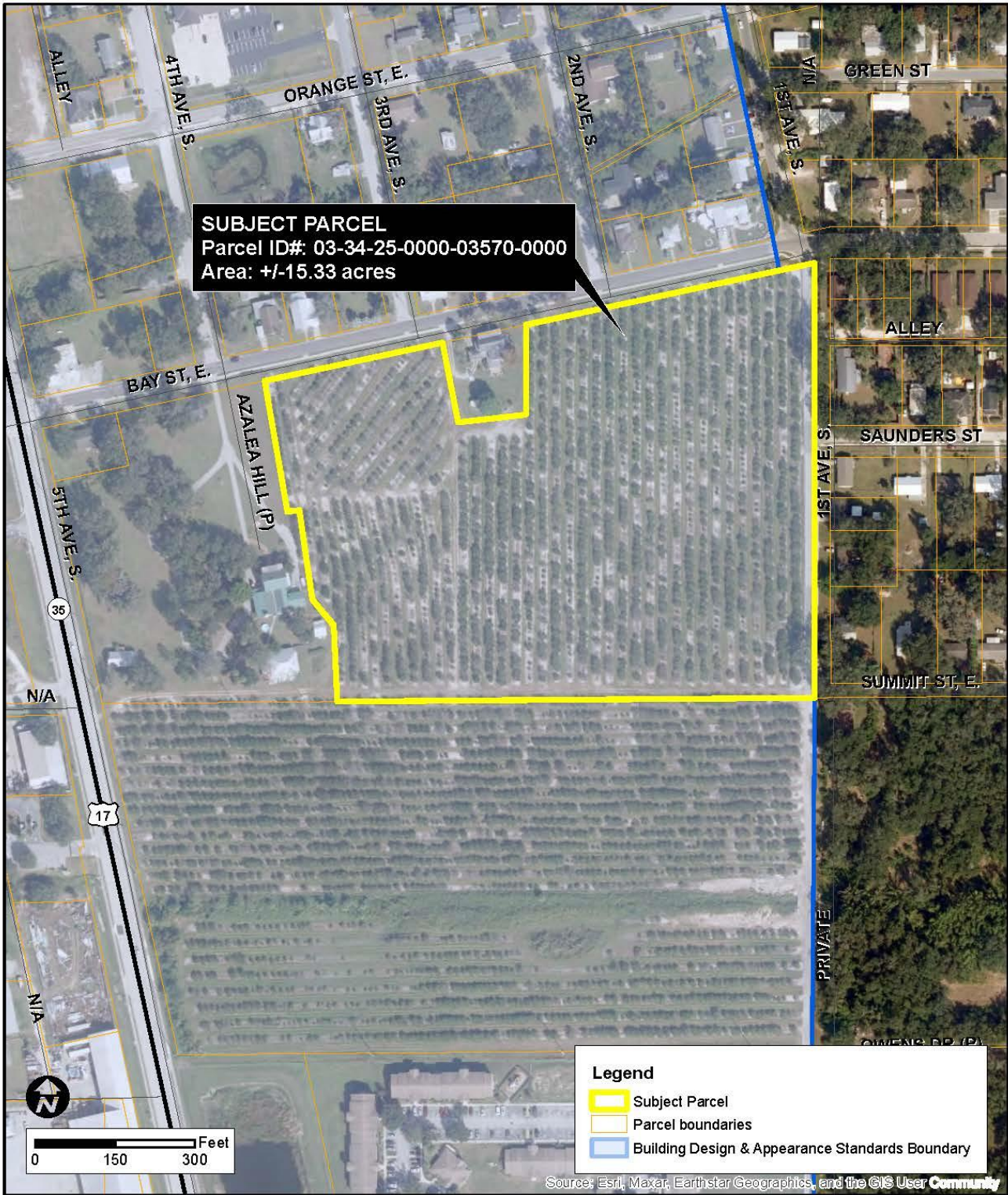
Attachments:

- Aerial Map
- Aerial Map with building and design standards boundary
- Future Land Use Map
- Zoning Map
- Preliminary Plat
- Application

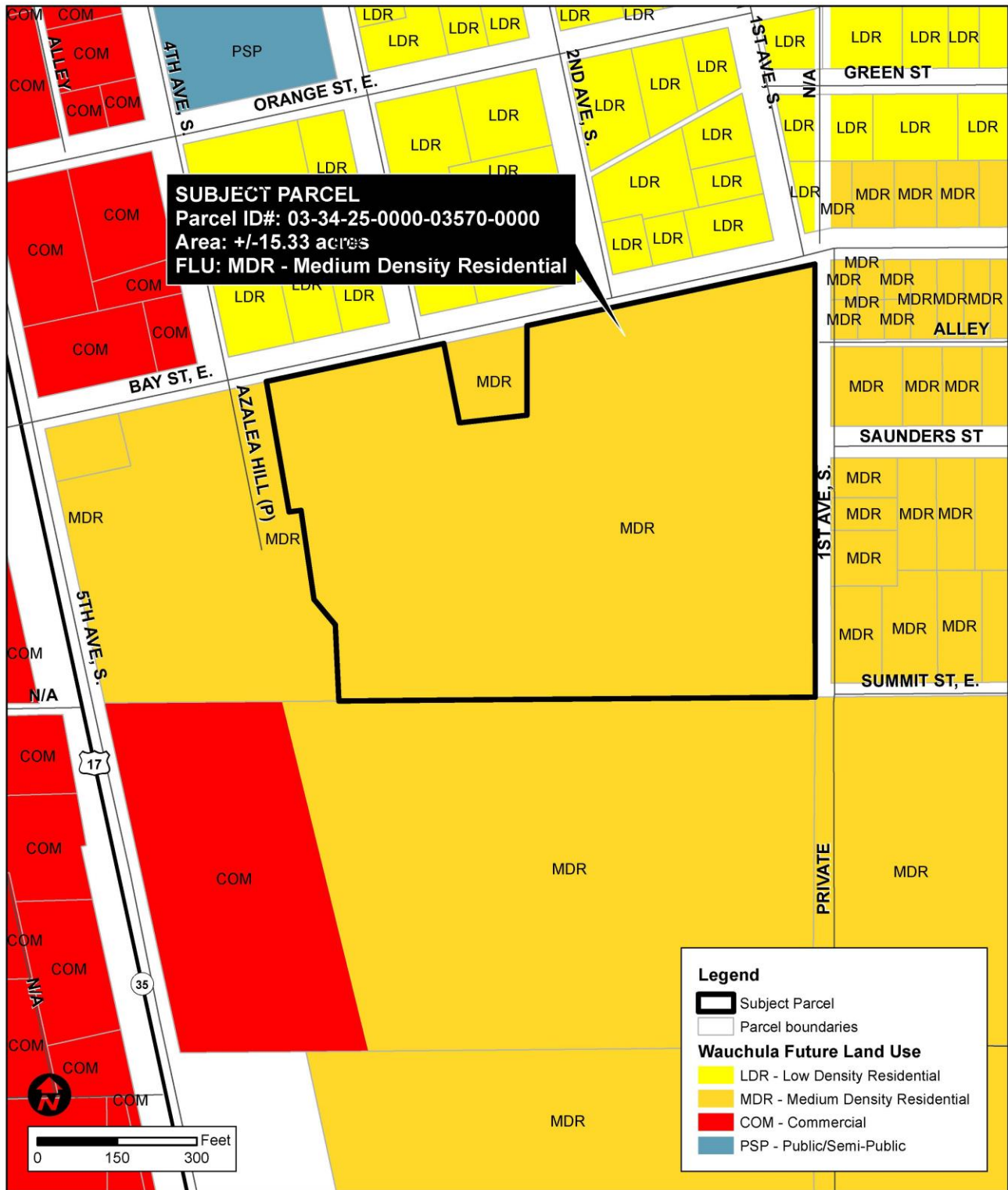
City of Wauchula
AERIAL PHOTO MAP



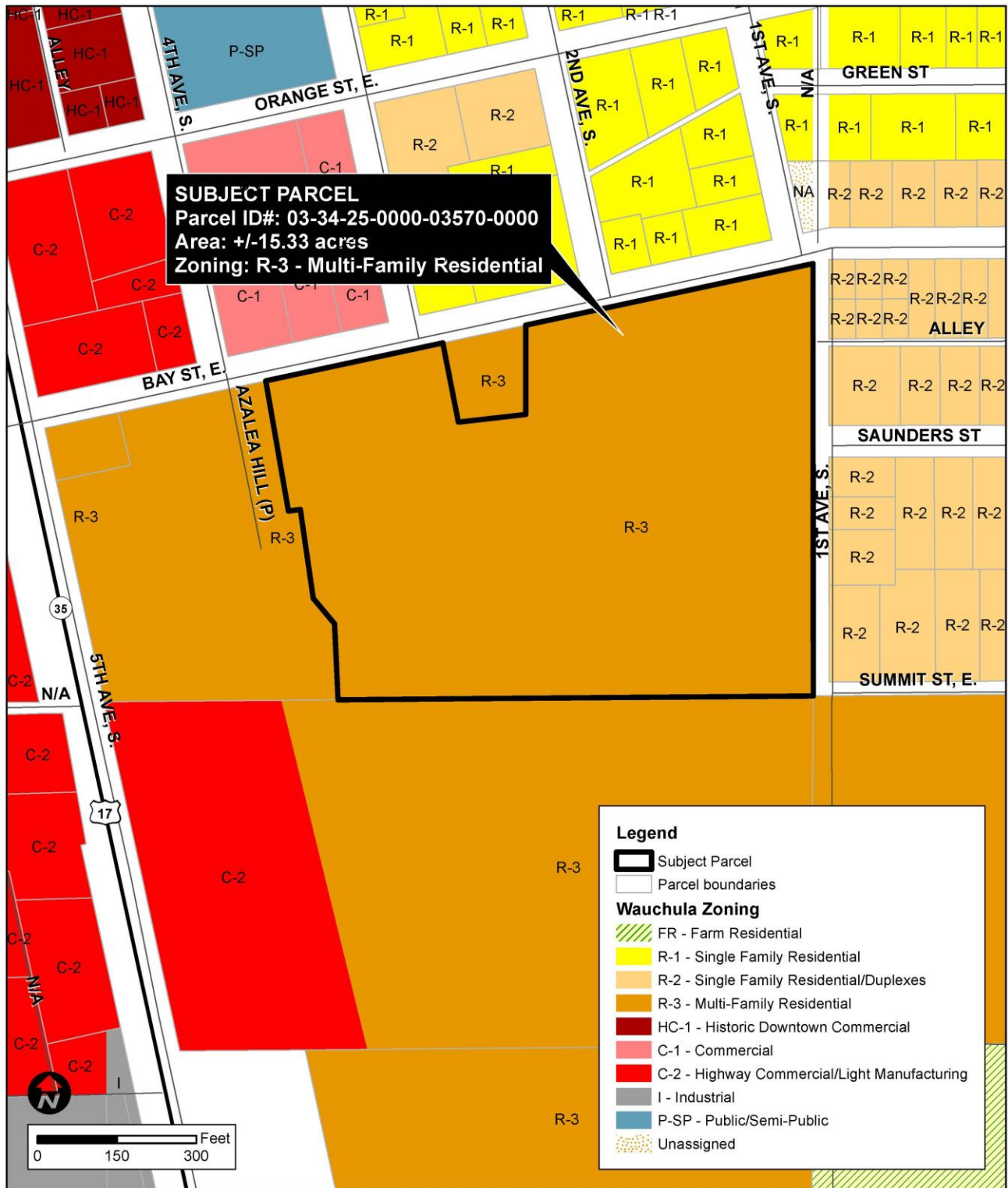
City of Wauchula
AERIAL PHOTO (WITH BUILDING DESIGN &
APPEARANCE STANDARDS OVERLAY) MAP



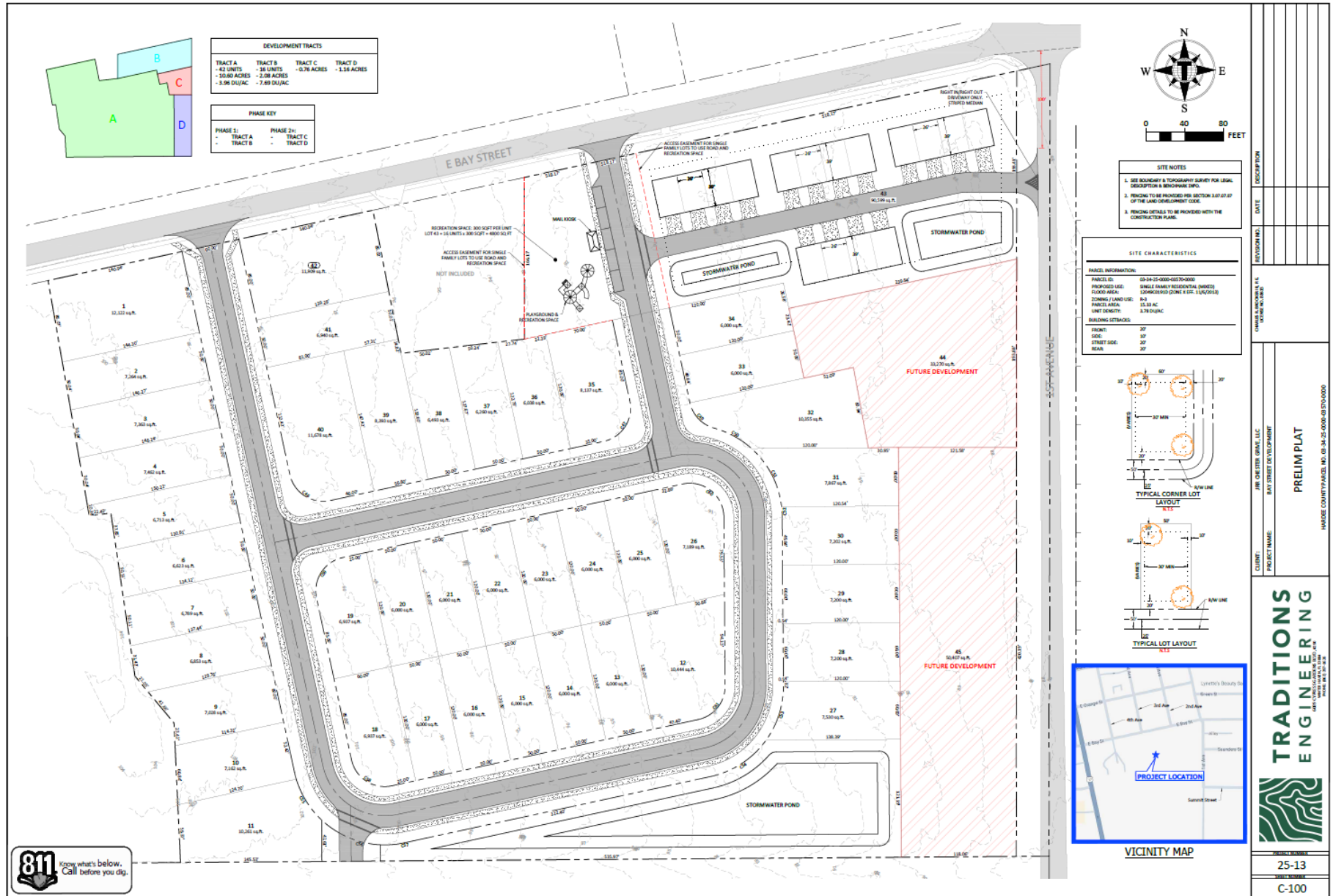
City of Wauchula FUTURE LAND USE MAP



City of Wauchula ZONING MAP



PRELIMINARY PLAT



FILL OUT COMPLETELY

Date Submitted 08/08/2025

CITY OF WAUCHULA

____ SPECIAL EXCEPTION ____ VARIANCE ____ ANNEXATION
____ RE-ZONE ____ FUTURE LAND USE AMENDMENT
X ____ 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: Traditions Engineering, LLC
Address of request: 0 Bay Street, Wauchula, FL 33873
Mailing address: 900 Orchid Springs Drive, Suite 100, Winter Haven, FL 33884
Daytime Telephone: 863-397-1626

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

If different: Name: Bay Street Wauchula Holdings LLC
Mailing Address: 12629 New Brittany Blvd, Bldg 16, Fort Myers, FL 33907
Daytime Telephone: 864-903-3471

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 R-3 Future Land Use Medium Density Residential
Size of Parcel: 15.34 acres
Current Improvements: (Buildings, etc. on property) N/A. Existing Orange Grove
Reason for request: Prelim Plat for subdivision of property.

If Annexation and/or Re-Zone:

Current County Zoning Classification N/A

City Zoning Classification and Future Land Use classification sought: N/A

What property usage is to the North: Single Family Homes, South: Orange Grove,
East: Single Family Homes and West: Commercial of your property (example: residence)?

Number of residences on parcel(s) (Existing and/or proposed): 0

Population of parcel(s): 0

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

Square footage to be used for the activity: N/A

Proposed Hours: N/A

Associated Noise: N/A

Materials stored on premises: N/A

Traffic caused by activity: N/A

Number of off-street parking spaces: N/A

Have you filed any previous applications? No.

If yes, please describe request and give date of application: N/A

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): Charles R Brooker Digitally signed by Charles R Brooker
Date: 2025.08.08 13:55:22 -04'00' Date: 08/08/2025

Print Name(s): Charles Brooker, PE

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 _____