

126 S. 7th AVENUE
WAUCHULA, FL 33873



PHONE (863) 773-9193
FAX (863) 773-0436

September 21, 2026

To: Planning & Zoning Board

From: Kyle Long, Community Development Director

RE: 409 N Florida Avenue
Parcel # 04-34-25-0220-00016-0001
Special Exception request to allow Single Family Residential use in C-1 zoning

This report is being made to provide further guidance to the Planning and Zoning Board regarding the above referenced request made by Dewberry Engineers.

The subject property, 409 N Florida Avenue, is owned by Francis Mancillas. The property is a .4-acre lot consisting of a 2,652 s.f. structure which was built in 1930. Due to the condition of the home, on behalf of the property owner, Dewberry Engineers, by way of Rebuild Florida, plans to demolish the structure and build a new single family-home. A special exception is required to allow this residential use in a C-1 (Commercial) zoning district.

Comprehensive Plan Review:

The proposed special exception is consistent with the Comprehensive Plan. The Future Land Use of the subject property is and will remain Commercial. Single Family Residential use is permitted in the Commercial Future Land Use category.

Concurrency Management Review:

This is done to ensure that facilities and services needed to support development are available. The following facilities should be considered: roads, water, sewer, solid waste and recreation. The subject property is located on N Florida Avenue which is a city maintained right-of-way. The property is and will continue to be serviced by the City's water, sewer and solid waste departments. Sufficient recreational facilities are also available within the City. The proposed use should not cause any of the above-mentioned facilities to fall below their current level of service.

Other:

Special Exceptions must serve the purpose for which it was granted permission within 180 days from date of approval or it shall expire. Special Exceptions continue indefinitely with the land until the expiration of any time limit established as a condition of approval. If such use is abandoned for 180 days, it shall expire.

Recommendation:

Staff has no objections to the special exception request.









