



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

TO: City of Wauchula City Commission

PREPARED BY: Central Florida Regional Planning Council

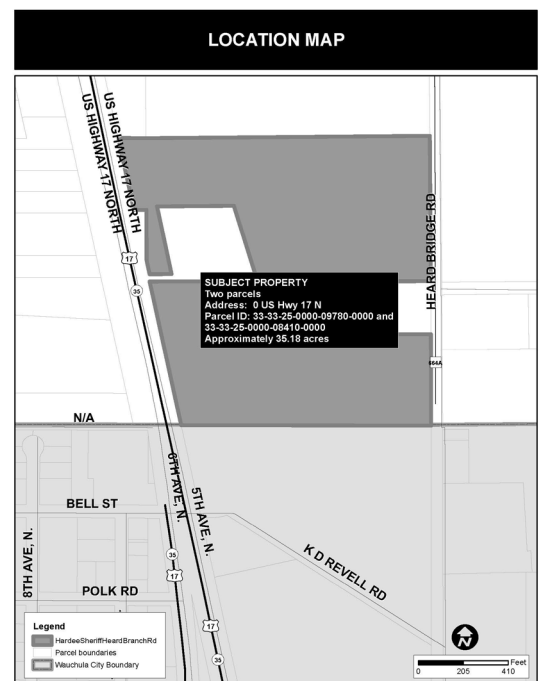
AGENDA DATE: October 13, 2025

REQUESTED ACTION: **AN APPLICANT-INITIATED FUTURE LAND USE MAP AMENDMENT – East of US Highway 17, west of Heard Bridge Road, north of Bell Street, and south of Tropicana Street (parcel numbers 33-33-25-0000-09780-0000 and 33-33-25-0000-08410-0000).**

Ordinance 2025-04: An applicant-initiated request to amend the **Future Land Use classification** from County Town Center to City Public/Semi-Public (PSP) on approximately 35.18 acres located East of US Highway 17, west of Heard Bridge Road, north of Bell Street, and south of Tropicana Street (parcel numbers 33-33-25-0000-09780-0000 and 33-33-25-0000-08410-0000).

BACKGROUND:

The Hardee County Board of County Commissioners (applicant) is requesting the assignment of a City of Wauchula Future Land Use and Zoning designation on a 35.18-acre property (two parcels) that was recently annexed into the City. They are requesting the City assign a Future Land Use designation of Public/Semi-Public (PSP) to recognize the property as County Owned. The County withdrew the request for the zoning amendment for a Zoning District of Public/Semi-Public (P/SP). The County plans on applying for a zoning amendment to Planned Unit Development (PUD) to facilitate the development of a new Hardee County Sheriff's Office Administration building and jail in the future.



FUTURE LAND USE REQUEST

The applicant is requesting a Future Land Use Map amendment from County Town Center to City Public/Semi-Public (PSP). Descriptions for both the existing and proposed Future Land Use categories are provided as follows.

EXISTING FUTURE LAND USE

Hardee County Comprehensive Plan, Future Land Use Element, Policy L1.2 – Town Center:

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

City of Wauchula Comprehensive Plan, Future Land Use Element, Policy 1.6(h) – Public/Semi-Public:

This category includes local government buildings, educational facilities, hospitals, and other public and semi-public properties which are accessible to all citizens, compatible with 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 for public buildings shall not exceed 2.0.

PROPERTY INFORMATION

The request includes two parcels totaling approximately 35.18 acres. The property has a Future Land Use designation of County Town Center and zoning designations of County General Commercial (C-2) and County Agriculture (A-1). The property owner is requesting the City assign a Future Land Use designation of Public/Semi-Public (PSP) to recognize the property as County Owned. The County withdrew the request for the zoning amendment for a Zoning District of Public/Semi-Public (P/SP). The County plans on applying for a zoning amendment to Planned Unit Development (PUD) to facilitate the development of a new Hardee County Sheriff's Office Administration building and jail in the future.



Property 0 US Hwy 17 N (Google Maps March 2025)

ANALYSIS:

SURROUNDING PROPERTIES:

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

<u>Northwest:</u> FLU: County TC Zoning: County C-2 Use: Commercial	<u>North:</u> FLU: County TC Zoning: County C-2 and County A-1 Use: Agriculture	<u>Northeast:</u> FLU: County TC Zoning: County A-1 Use: Agriculture
<u>West:</u> FLU: County TC Zoning: County C-2 Use: Commercial	<u>Subject Property:</u> Current FLU: TC Requested FLU: PSP Current Zoning: County C-2 and County A-1 Requested Zoning: PSP Use: Vacant	<u>East:</u> FLU: County TC Zoning: County A-1 Use: Residential and Agriculture
<u>Southwest:</u> FLU: PSP Zoning: PSP Use: Public	<u>South:</u> FLU: PSP Zoning: PSP Use: Public	<u>Southeast:</u> FLU: LDR Zoning: R-3 Use: Residential

LAND USE IMPACTS ANALYSIS:

Table 1 includes the density/intensity for the amendment to the Future Land Use Map request for the property, which results in a potential Decrease of 168 DU and increase of 1,532,441 sf non-residential.

**Table 1:
Analysis of Impacts from Proposed Future Land Use Map Amendment**

	Existing FLU: County Town Center (35.18 acres)	Proposed FLU: Town PSP (35.18 acres)
Density/Intensity	12 DU/acres and 40% of site at 2.0 FAR for General Commercial and 20% of site at 1.0 FR for Industrial	FAR 2.0
Density Potential	168 dwelling units and 1,225,952 sf General Commercial and 306,488 sf Industrial	3,064,881 sf public uses
Difference	Decrease of 168 DU and increase of 1,532,441 sf non-residential	

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

PUBLIC FACILITIES AND SERVICES ANALYSIS:

Potable Water and Wastewater

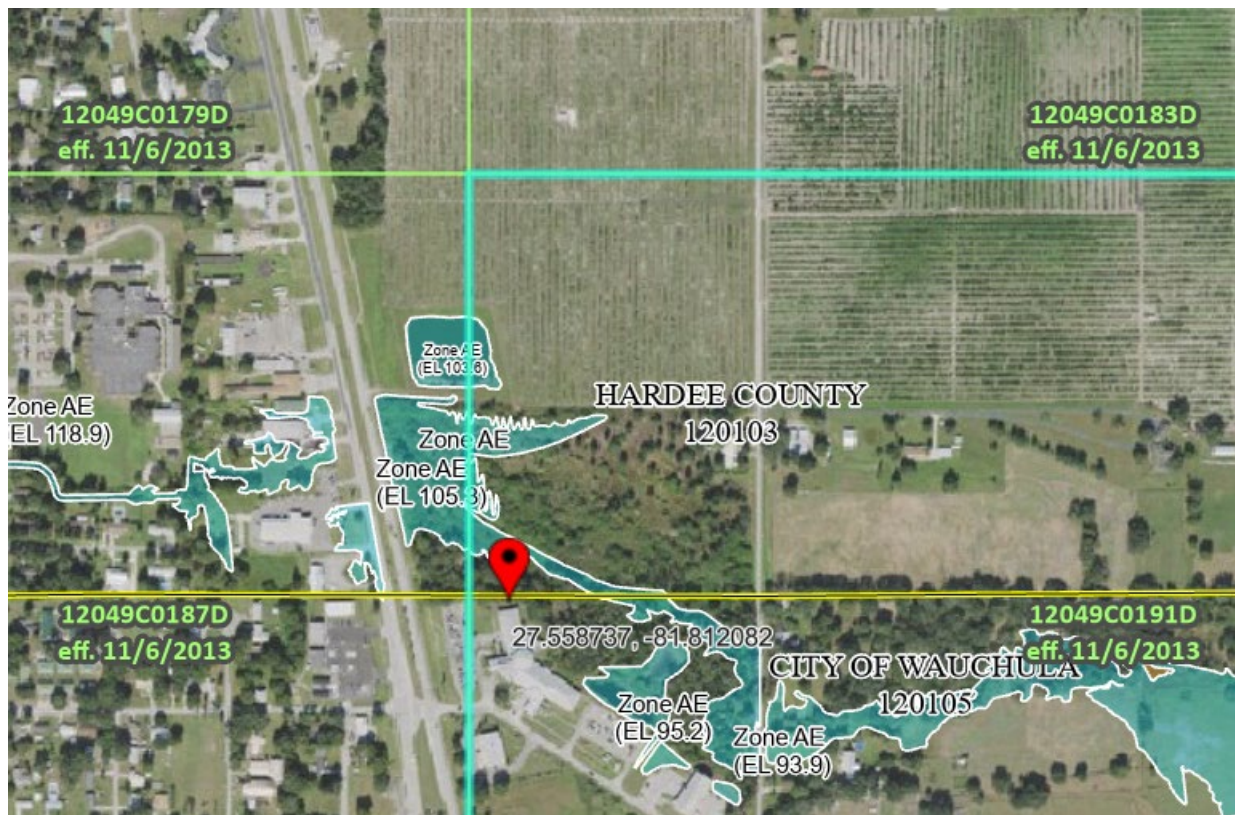
The City has capacity in both systems to serve development of this property. The applicant will be responsible for connections to the City's systems.

Traffic/Transportation

The site is bordered by US 17 on the west and Heard Branch Road on the east. US 17 is a state-maintained road and Heard Branch Road adjacent to the property is county-maintained. As the project moves forward to rezoning and site plan review, the applicant would have to coordinate with the FDOT and the County regarding access permits and impacts to the system.

Environmental Impacts

According to the FEMA FIRM maps (see snipit below), portions of the site are located in a FEMA Flood Zone AE. Development of the site will have to meet the requirements of Section 5.01.00 of the Land Development Code.



School Impacts

School impacts generated by proposed development would be addressed at time of development.

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 land for governmental service activities after approval of a consistent zoning designation.

SITE SELECTIN COMMITTEE:

Per the City Commissions' instruction at the July 14, 2025 Commission Meeting, a Site Selection Committee was established to evaluate different site locations to find the best site for this project.

The Site Selection Committee ultimately selected the original site (Parcel 33-33-25-0000-08410-0000) for the project. Over the course of three separate meetings, the Site Selection Committee reviewed potential locations based on key criteria: a minimum of 15 acres, proximity to or availability of City utilities, and location within or adjacent to the city limits.

Initially, nine properties were considered. Through detailed discussions and evaluations, the list was narrowed down to four, including the original site. At the third meeting, County Manager Mr. Atchley reported that he had contacted the owners of the other three remaining

properties. Two of the owners were not willing to sell, while the third indicated the property would be unaffordable.

As a result, the Site Selection Committee refocused on the original site and voted to move forward with it as the selected location.

PLANNING AND ZONING BOARD MOTION:

At their March 17, 2025 meeting, the Planning and Zoning Board voted to recommend approval of the change in Future Land Use from County Town Center to City Public/Semi-Public (PSP) on approximately 35.18 acres located at 0 US Hwy 17 N (parcel numbers 33-33-25-0000-09780-0000 and 33-33-25-0000-08410-0000) to the City Commission.

PUBLIC HEARING: FUTURE LAND USE

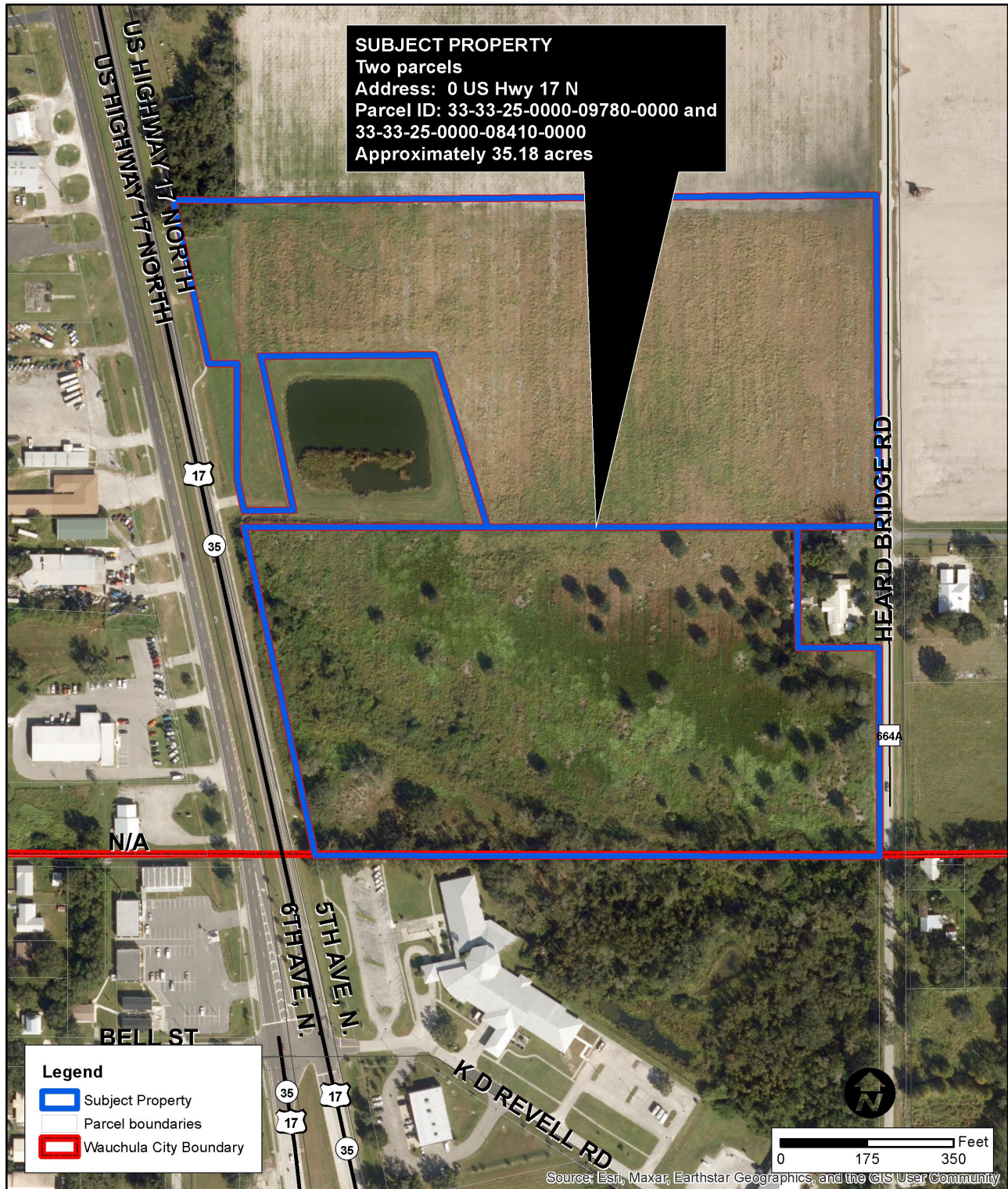
MOTION OPTIONS:

1. I move **approval of Ordinance 2025-04** for a change in Future Land Use from County Town Center to City Public/Semi-Public (PSP) on approximately 35.18 acres located at 0 US Hwy 17 N (parcel numbers 33-33-25-0000-09780-0000 and 33-33-25-0000-08410-0000).
 2. I move **approval of Ordinance 2025-04 with changes** for a change in Future Land Use from County Town Center to City Public/Semi-Public (PSP) on approximately 35.18 acres located at 0 US Hwy 17 N (parcel numbers 33-33-25-0000-09780-0000 and 33-33-25-0000-08410-0000).
 3. I move **denial of Ordinance 2025-04** for a change in Future Land Use from County Town Center to City Public/Semi-Public (PSP) on approximately 35.18 acres located at 0 US Hwy 17 N (parcel numbers 33-33-25-0000-09780-0000 and 33-33-25-0000-08410-0000).
 4. I move **continuation to a date and time certain**.
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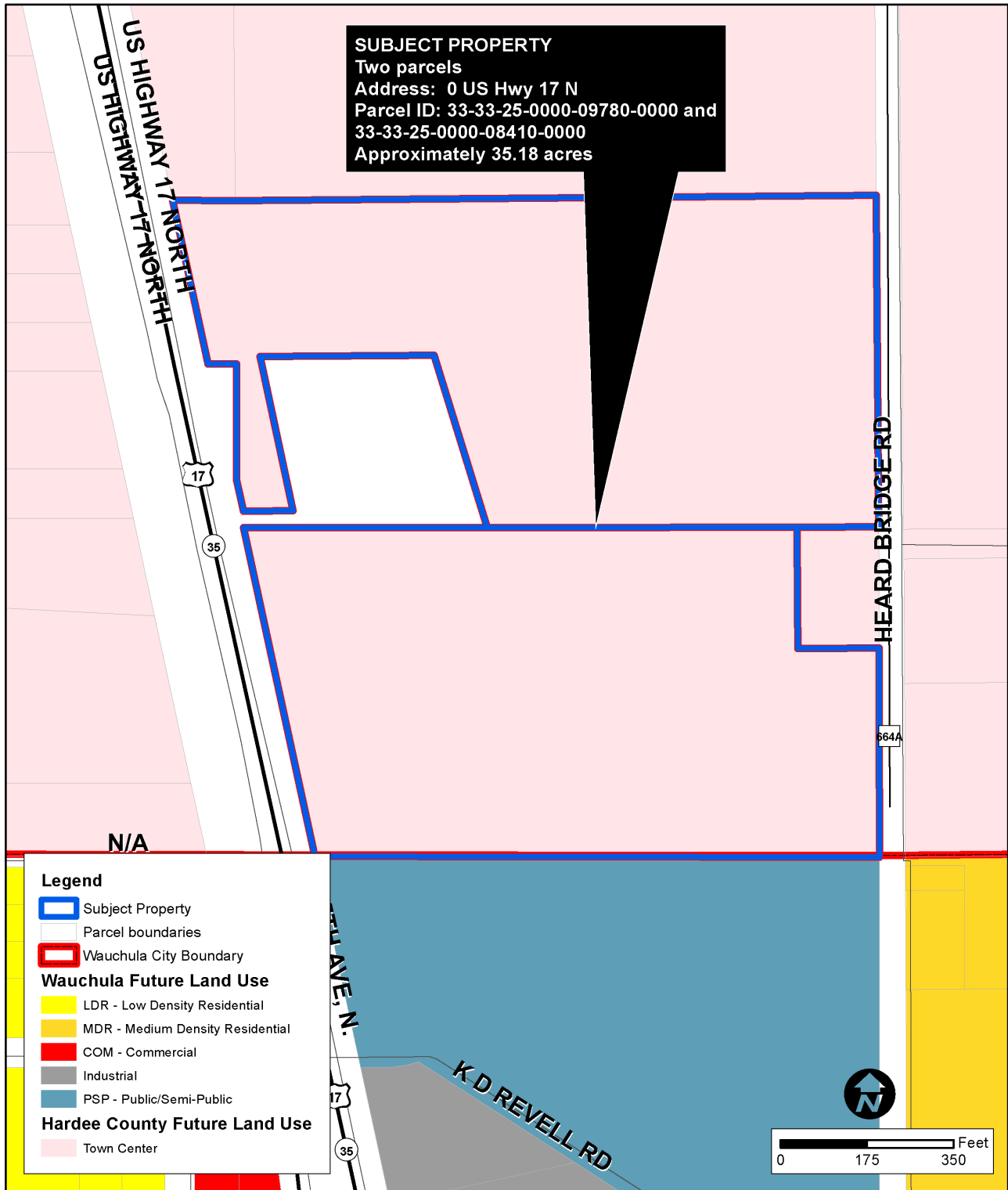
Attachments:

Aerial Map
Existing Future Land Use Map
Proposed Future Land Use Map
Existing Zoning Map
Ordinance 2025-04

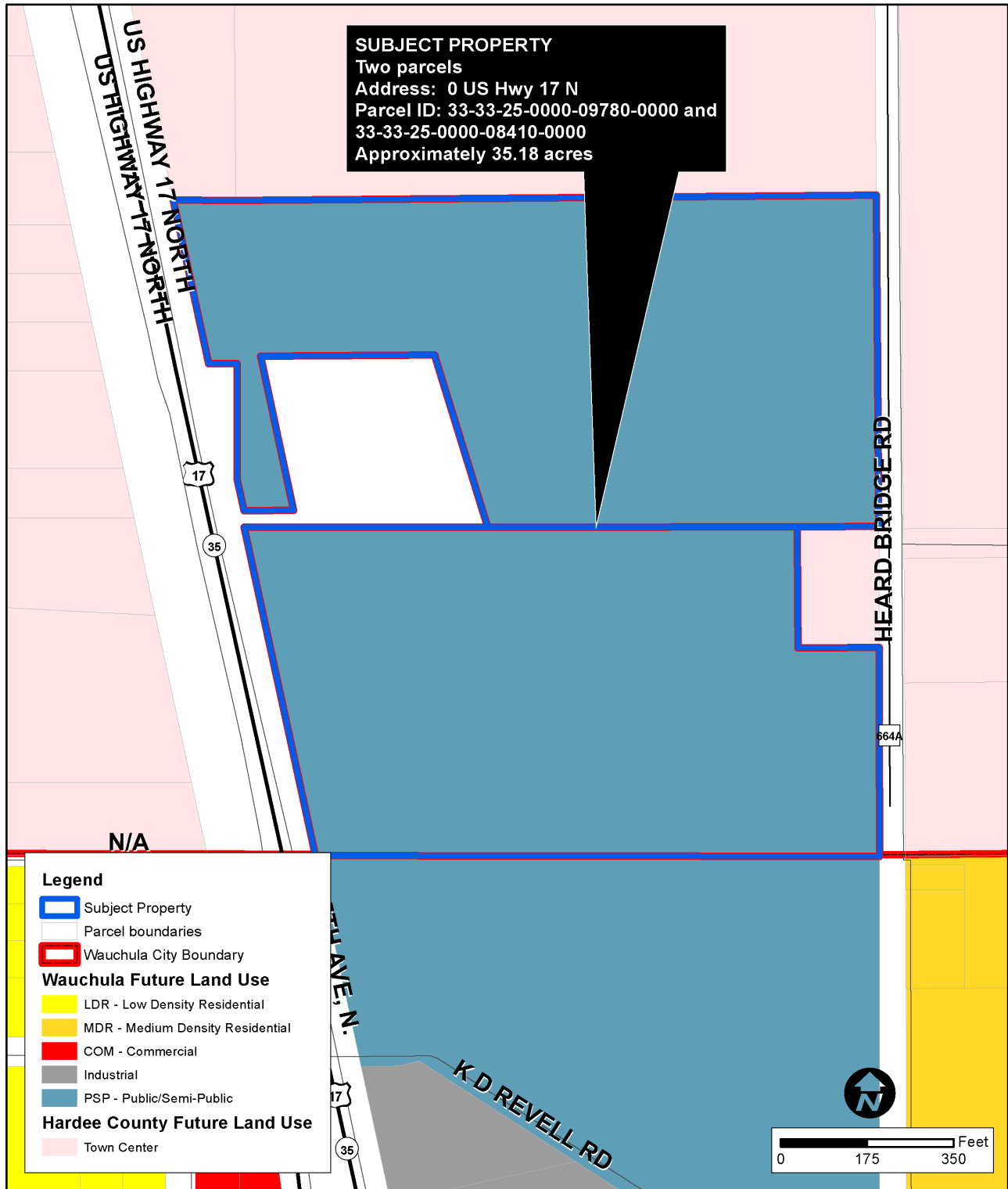
AERIAL MAP



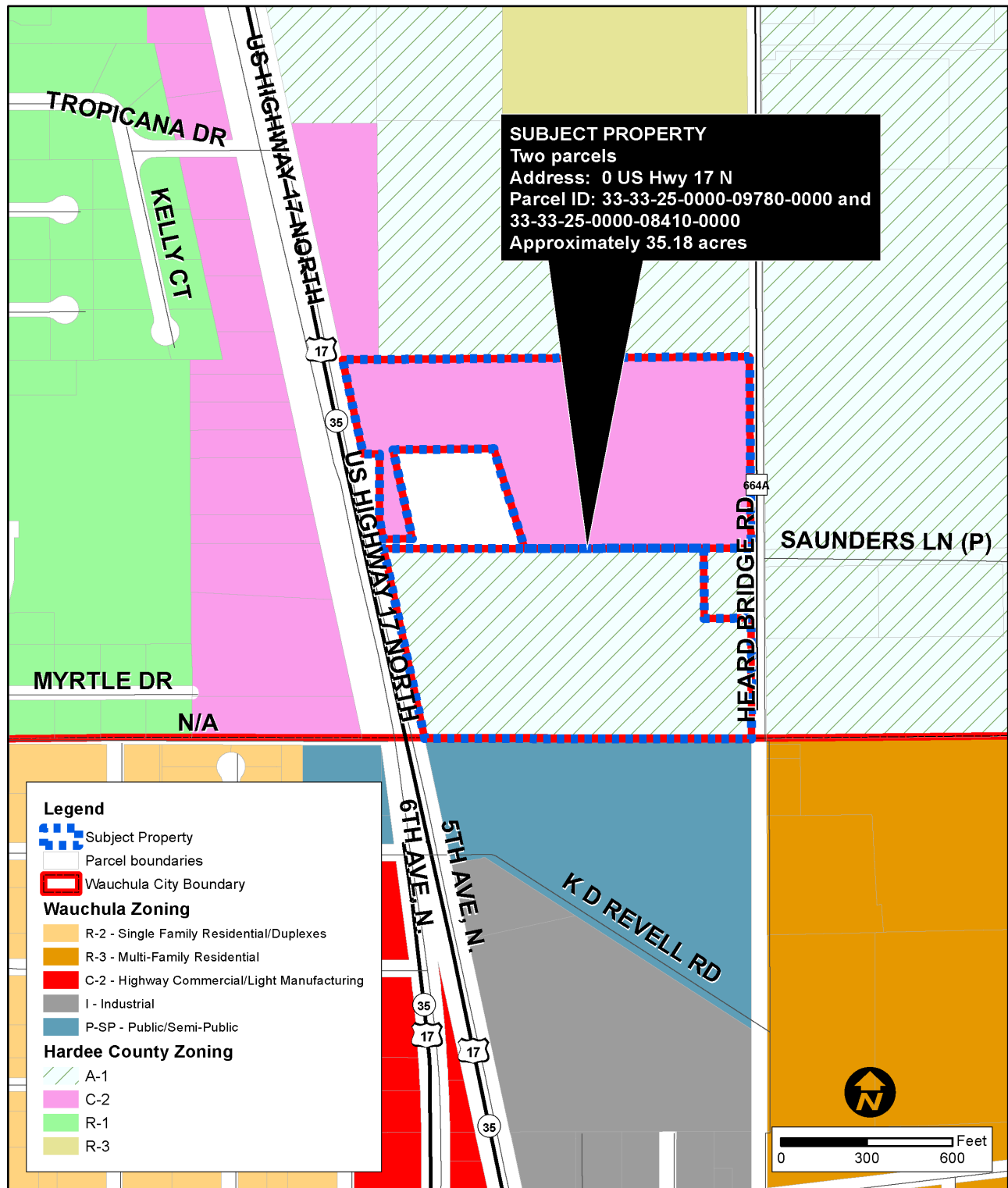
FUTURE LAND USE MAP - EXISTING



FUTURE LAND USE MAP - PROPOSED



ZONING MAP - EXISTING



ORDINANCE NO. 2025-04

AN ORDINANCE OF THE CITY OF WAUCHULA, FLORIDA; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF WAUCHULA, FLORIDA, SPECIFICALLY CHANGING THE FUTURE LAND USE CLASSIFICATION FROM COUNTY TOWN CENTER TO CITY PUBLIC/SEMI-PUBLIC (PSP) ON APPROXIMATELY 35.18 ACRES LOCATED EAST OF US HIGHWAY 17, WEST OF HEARD BRIDGE ROAD, NORTH OF BELL STREET, AND SOUTH OF TROPICANA STREET (PARCEL NUMBERS 33-33-25-0000-09780-0000 AND 33-33-25-0000-08410-0000), AS IDENTIFIED IN EXHIBIT "A" HEREOF; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and mandates the City of Wauchula, Florida, (the "City") to plan for future development and growth and to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the City Commission held meetings and hearings on **Amendment 25-01SS**, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

WHEREAS, in exercise of its authority the City Commission has determined it necessary to adopt this **Amendment 25-01SS** to the Comprehensive Plan, which map is marked as Exhibit "A" and is attached and made a part hereof, to ensure that the Plan is in full compliance with the Laws of the State of Florida; to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the City of Wauchula; and

WHEREAS, in accordance with the procedures required by Sections 166.041 (3)(c)2, Florida Statutes, and other applicable law, the regulations contained within this ordinance were considered by the City's Planning and Zoning Board, sitting as the Local Planning Agency (LPA) as designated by the City, at a duly advertised public meeting on March 17, 2025, at which time interested parties and citizens had the opportunity to be heard and such amendments were recommended to the City Commission for adoption; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Commission held a meeting and hearing on this amendment, with due public

notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WAUCHULA, FLORIDA, AS FOLLOWS:

Section 1. AMENDMENT TO THE FUTURE LAND USE MAP. the Commission of the City of Wauchula, Florida, amends its Comprehensive Plan in the following specific manner:

The Future Land Use Map is amended to specifically change the Future Land Use Classification from County Town Center to City Public/Semi-Public (PSP) on approximately 35.18 acres located East of US Highway 17, west of Heard Bridge Road, north of Bell Street, and south of Tropicana Street (parcel numbers 33-33-25-0000-09780-0000 and 33-33-25-0000-08410-0000) and shown on the Proposed Future Land Use Map attached as Exhibit "A".

Section 2. RECITALS. The provisions set forth in the recitals to this Ordinance (whereas clauses) are hereby adopted by the Commission as the legislative findings and intent pertaining to this Ordinance.

Section 3. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City of Wauchula, Florida, hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

Section 4. CONFLICTS. All ordinances in conflict herewith are hereby repealed to the extent necessary to give this Ordinance full force and effect, provided however, that nothing herein shall be interpreted so as to repeal any existing ordinance or resolution relating to means of securing compliance with the City's Code of Ordinances and Unified Land Development Code (ULDC), unless such repeal is explicitly set forth herein.

Section 5. EFFECTIVE DATE. The ordinance shall take effect as provided for in 163.3187(5)(c), Florida Statutes.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Wauchula, the ____ day of ____, 2025.

PASSED on second and final reading by the City Commission of the City of Wauchula, Florida, at regular session this ____ day of ____, 2025.

This ordinance was moved for adoption by Commissioner _____.
The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Commissioner Anne Miller	_____	insert yes or no
Commissioner Russell Graylin Smith	_____	insert yes or no
Commissioner Keith Nadaskay, Jr	_____	insert yes or no
Commissioner Dr. Sherri Albritton	_____	insert yes or no
Commissioner Gary Smith	_____	insert yes or no

(SEAL)

ATTEST:

APPROVED:

Stephanie Camacho, City Clerk

Richard Keith Nadaskay, Jr., Mayor

APPROVED AS TO FORM AND LEGALITY:

Thomas A. Cloud, City Attorney

Exhibit "A"
Ordinance No. 2025-04
Future Land Use Map

