



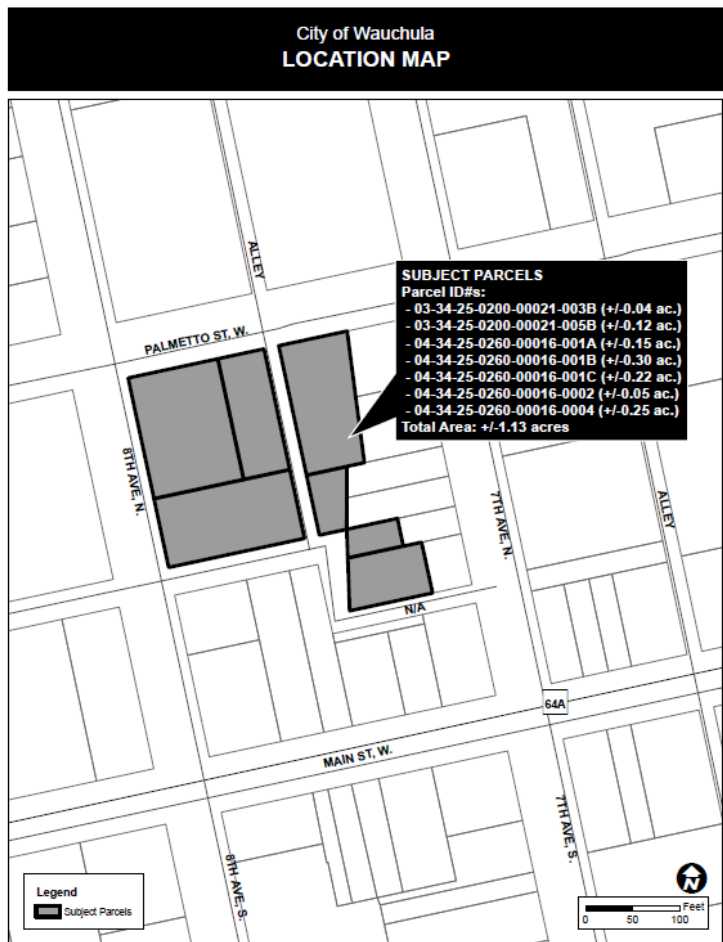
**CITY OF WAUCHULA
PRELIMINARY PLAT
STAFF REPORT**

TO: City of Wauchula City Commission

PREPARED BY: Central Florida Regional Planning Council

AGENDA DATE: April 13, 2026

DISCUSSION: Planning and Zoning Board approval of the preliminary plat for the Gardens at Midtown project for a public parking lot and townhomes



BACKGROUND:

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.

PLANNING AND ZONING BOARD MOTION:

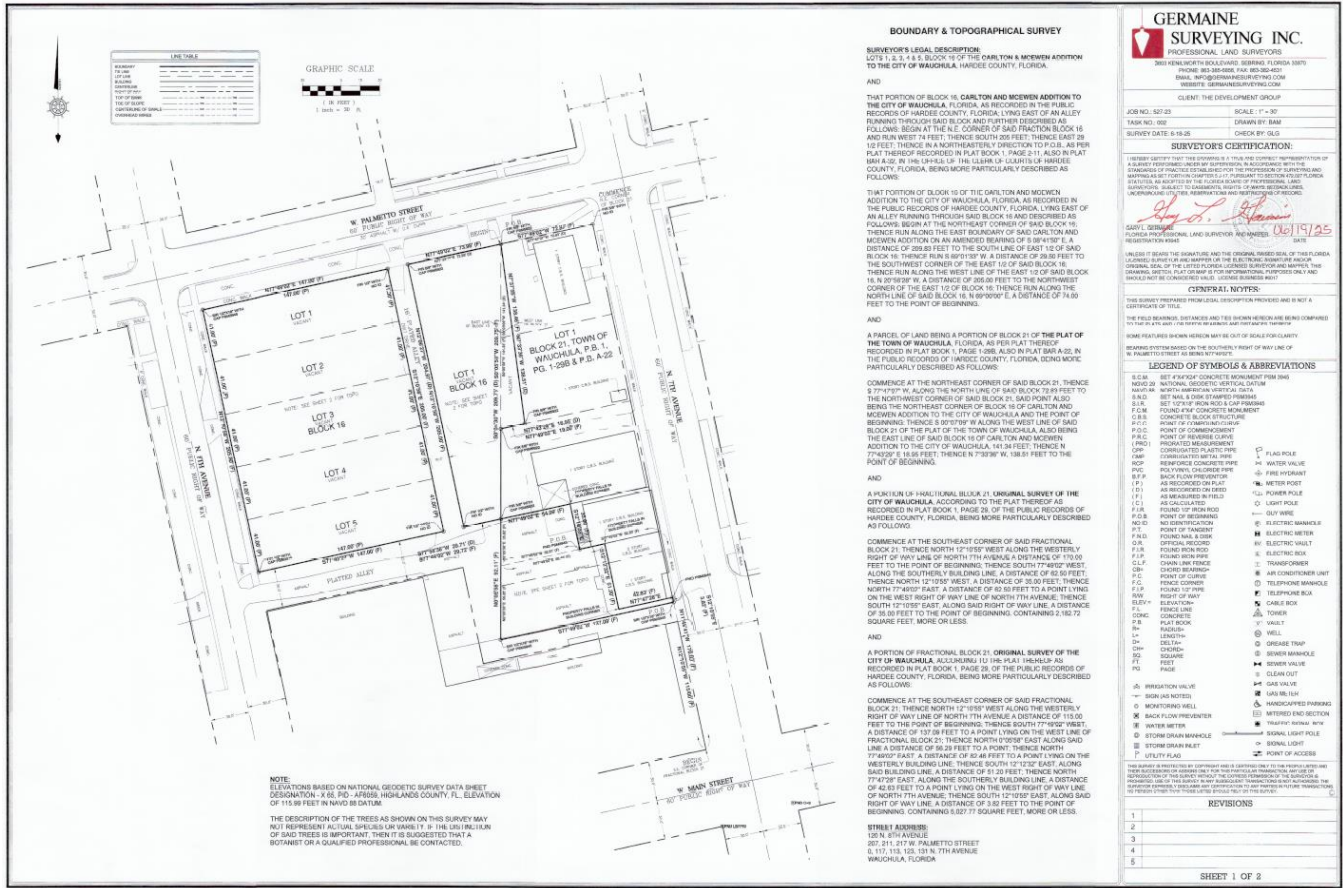
At their March 16, 2026 Meeting, the Planning and Zoning Board voted to approve the Preliminary Subdivision Plat for the proposed Gardens at Midtown Project for a public parking lot and townhomes

PROJECT INFORMATION:

The Gardens at Midtown subdivision for approximately 1.50 acres of land located at the southeast corner of the intersection of Palmetto Street and 8th Avenue North, further described as parcels 04-34-25-0260-00016-001B, 04-34-0260-00016-001A, 04-34-24-026000016-001C, 04-35-25-0260-00016-0002, 04-34-25-0260-00016-0004, 03-34-25-0200-00021-003B, AND 03-34-25-0200-00021-005B. The property has a Future Land Use of Commercial (COM) and a zoning designation of Historic Downtown Commercial (HC-1).

The proposed project includes the development of a public parking lot for the City of Wauchula and roadway resurfacing and the future development of eight townhouse units. The townhouses would access their driveways via the City's parking lot.

The Gardens at Midtown preliminary plat includes a replat of a portion of the Carlton and McEwen addition to the City of Wauchula plat, the Plat of the Town of Wauchula, and the Original Survey of the City of Wauchula. The existing plat includes an alley that has city utilities. An easement would need to be created to recognize the location of the utilities as the alley is replatted.



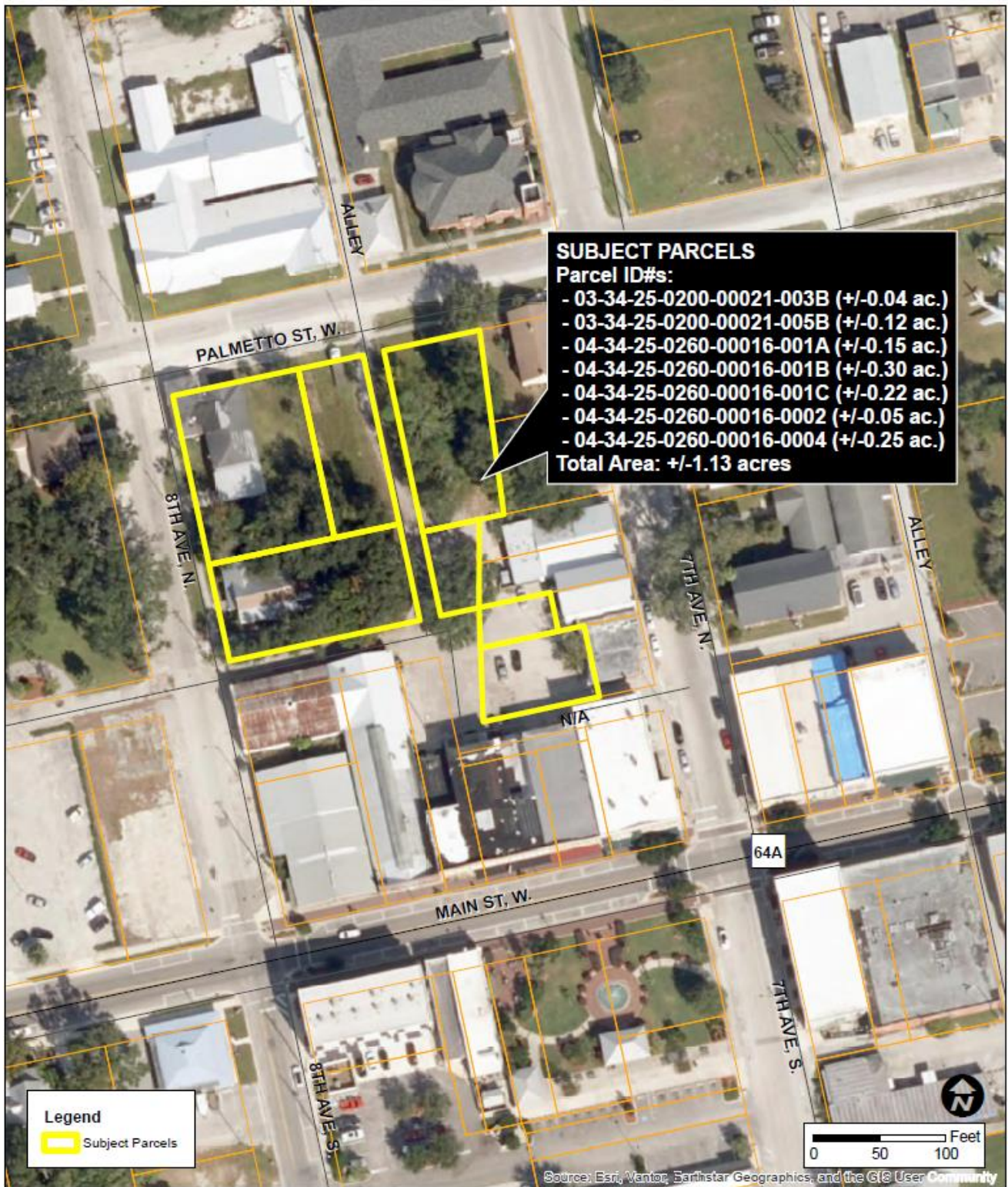
ANALYSIS

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.

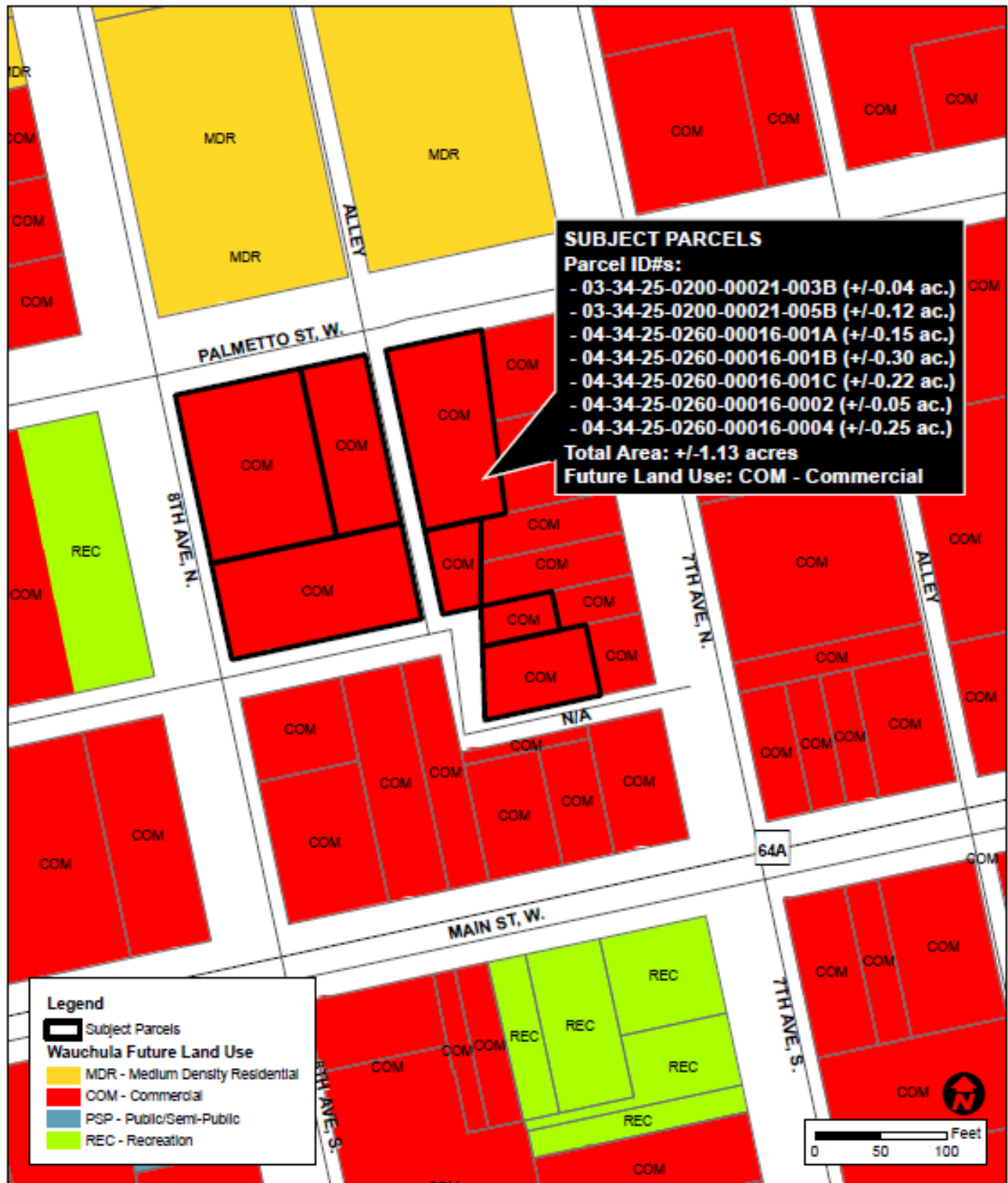
Category/Use	AG	FR	R-1A	R-1	R-2	R-3	R-4	P-1	HC-1	C-1	C-2	I	P/SP	CON
Single-Family														
Single-family, std. construction and modular	P	P	P	P	P	P	P	P	S	S	S			S
Single-family, manufactured home (mobile home)	P	P						PC						S
Manufactured Home Subdivision								PC						
Mobile Home Park								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.

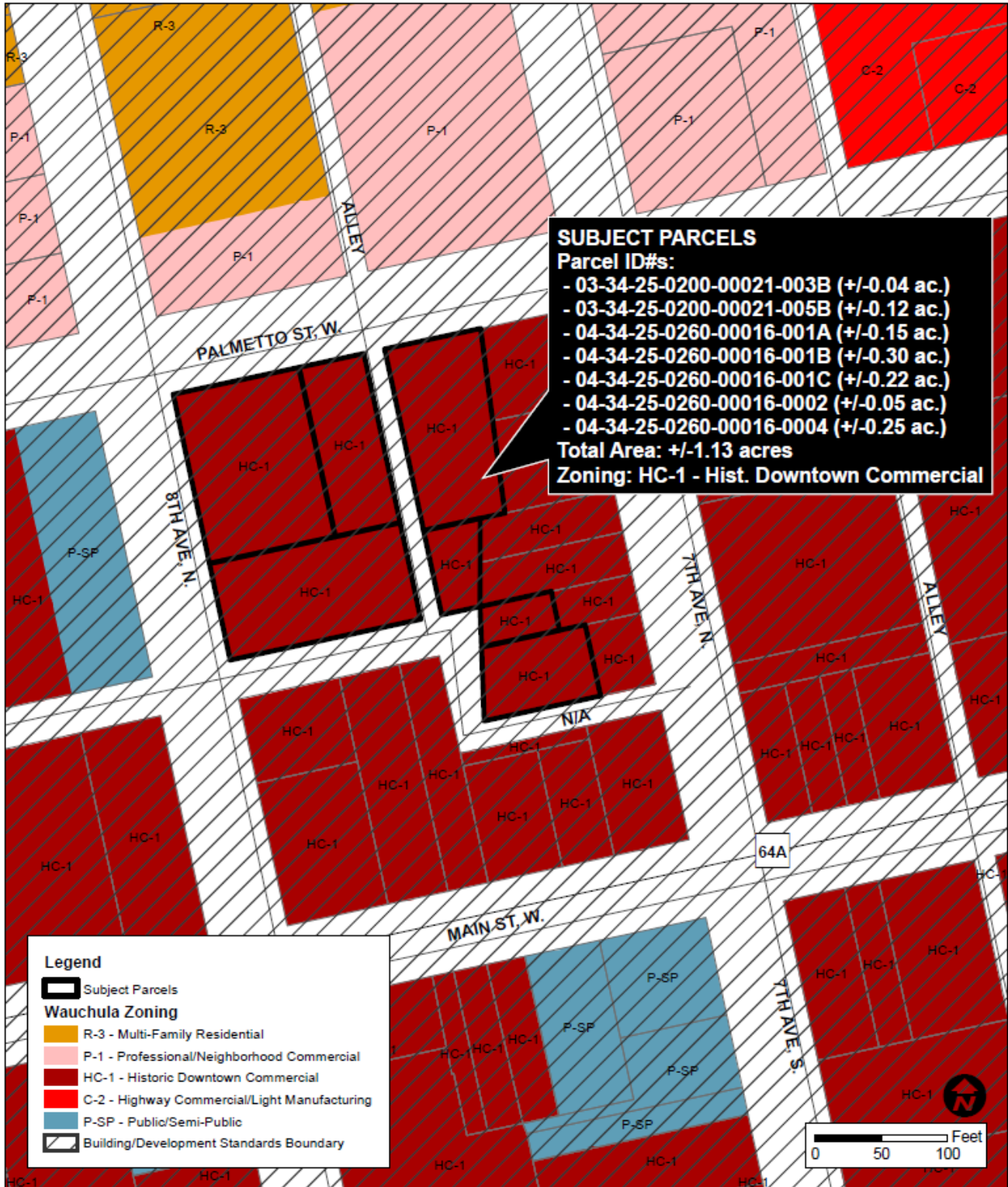
City of Wauchula AERIAL PHOTO MAP



City of Wauchula FUTURE LAND USE MAP



City of Wauchula ZONING MAP



PRELIMINARY SUBDIVISION PLAT
FOR THE
GARDENS AT MIDTOWN
PARKING LOT IMPROVEMENTS

Wauchula, Florida
 Section 04, Township 34 S., Range 25 E.



Sheet Title	Sheet Index	Sheet No.
Cover Sheet		
Preliminary Plat		C1

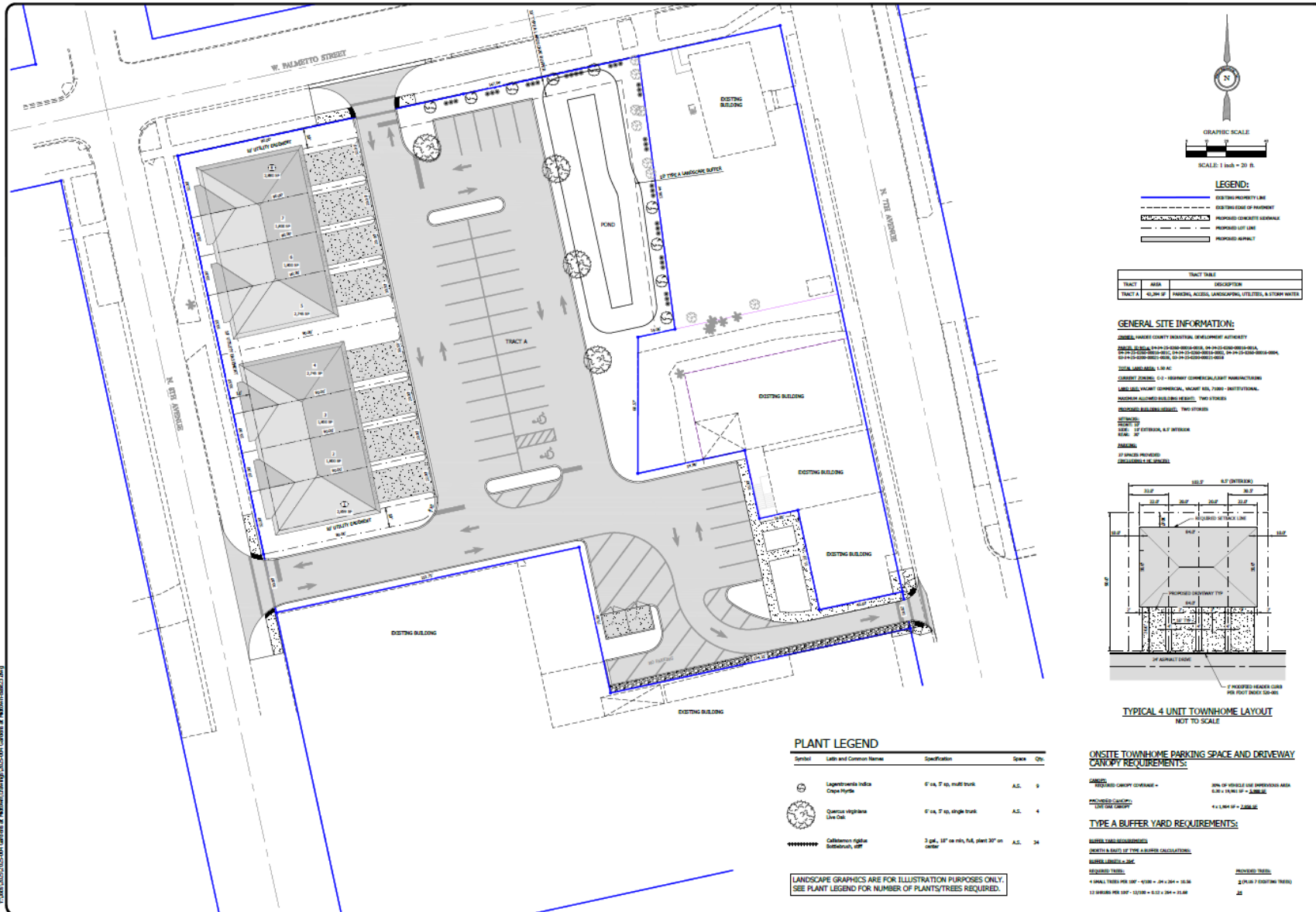
Prepared For

THE DEVELOPMENT GROUP

107 East Main Street
 Wauchula, FL 33873
 Telephone: 863.773.3030

ENGINEER OF RECORD:
 **HUNTER ENGINEERING, INC.**
 ENGINEER: BRYAN A. HUNTER, P.E.
 P.E. NO.: 53168
 4900 DUNDEE ROAD
 WINTER HAVEN, FLORIDA, 33884
 PHONE (883) 876-7770
 FAX (883) 965-0181
 CERTIFICATE OF AUTHORIZATION #8394





PRELIMINARY PLAN

HUNTER
ENGINEERING

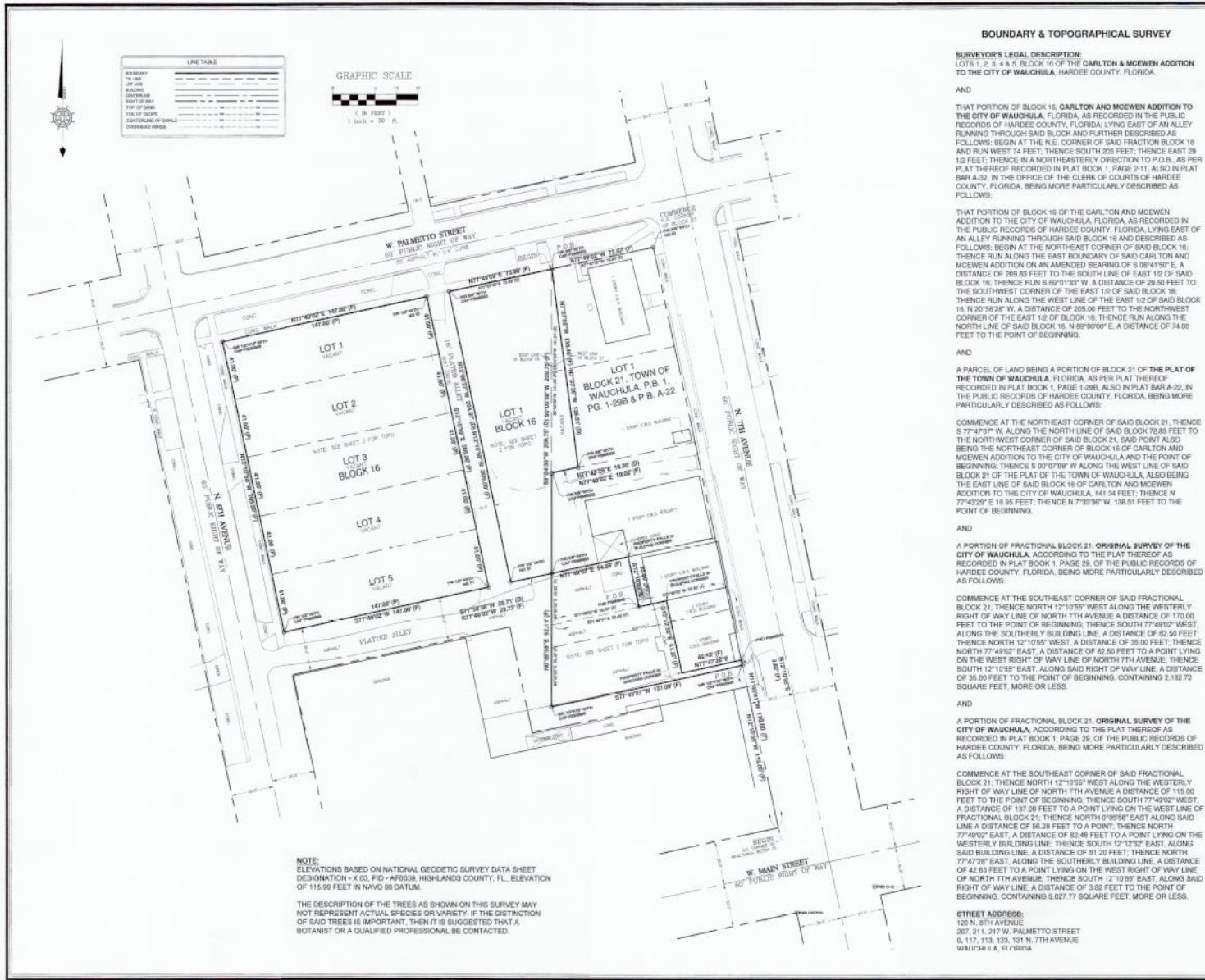
4900 Double Road
Waverly/Haven, B. 13884
Telephone: 865-936-7770
Facsimile: 865-936-0881
C.A. 38254

Prepared For
THE DEVELOPMENT GROUP
1077 East Main Street
Tomball, TX 77375
Telephone: 281-773-0200

Preliminary Subdivision Plan
for The
**Gardens at Midtown
Parking Lot Improvements**
Waverly, TX

Date: February 10, 2024
Project No.: 2023-004

C1



BOUNDARY & TOPOGRAPHICAL SURVEY

SURVEYOR'S LEGAL DESCRIPTION:
 LOTS 1, 2, 3, 4 & 5, BLOCK 16 OF THE CARLTON & MCEWEN ADDITION TO THE CITY OF WAUCHULA, HARDEE COUNTY, FLORIDA.

AND
 THAT PORTION OF BLOCK 16, CARLTON AND MCEWEN ADDITION TO THE CITY OF WAUCHULA, FLORIDA, AS RECORDED IN THE PUBLIC RECORDS OF HARDEE COUNTY, FLORIDA, LYING EAST OF AN ALLEY RUNNING THROUGH SAID BLOCK AND FURTHER DESCRIBED AS FOLLOWS: BEGIN AT THE N.E. CORNER OF SAID FRACTIONAL BLOCK 16 AND RUN WEST 74 FEET; THENCE SOUTH 205 FEET; THENCE EAST 29 1/2 FEET; THENCE IN A NORTHEASTERLY DIRECTION TO P.O.B., AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 2-11; ALSO IN PLAT BAY A-20, IN THE OFFICE OF THE CLERK OF COURTS OF HARDEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK 16 OF THE CARLTON AND MCEWEN ADDITION TO THE CITY OF WAUCHULA, FLORIDA, AS RECORDED IN THE PUBLIC RECORDS OF HARDEE COUNTY, FLORIDA, LYING EAST OF AN ALLEY RUNNING THROUGH SAID BLOCK 16 AND DESCRIBED AS FOLLOWS: BEGIN AT THE N.E. CORNER OF SAID BLOCK 16; THENCE RUN ALONG THE EAST BOUNDARY OF SAID CARLTON AND MCEWEN ADDITION ON AN AMENDED BEARING OF S 08°41'52" E, A DISTANCE OF 289.83 FEET TO THE SOUTH LINE OF EAST 1/2 OF SAID BLOCK 16; THENCE RUN S 89°31' W, A DISTANCE OF 28.50 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID BLOCK 16; THENCE RUN ALONG THE WEST LINE OF THE EAST 1/2 OF SAID BLOCK 16 N 20°58'28" W, A DISTANCE OF 205.00 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF BLOCK 16; THENCE RUN ALONG THE NORTH LINE OF SAID BLOCK 16, A DISTANCE OF 74.00 FEET TO THE POINT OF BEGINNING.

AND
 A PARCEL OF LAND BEING A PORTION OF BLOCK 21 OF THE PLAT OF THE TOWN OF WAUCHULA, FLORIDA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 1-286; ALSO IN PLAT BAY A-22, IN THE PUBLIC RECORDS OF HARDEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID BLOCK 21, THENCE S 77°47'07" W, ALONG THE NORTH LINE OF SAID BLOCK 21, 82.83 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 21; SAID POINT ALSO BEING THE NORTHEAST CORNER OF BLOCK 16 OF CARLTON AND MCEWEN ADDITION TO THE CITY OF WAUCHULA AND THE POINT OF BEGINNING, THENCE S 80°07'19" W, ALONG THE WEST LINE OF SAID BLOCK 21 OF THE PLAT OF THE TOWN OF WAUCHULA, ALSO BEING THE EAST LINE OF SAID BLOCK 16 OF CARLTON AND MCEWEN ADDITION TO THE CITY OF WAUCHULA, 141.34 FEET; THENCE N 77°43'29" E 16.85 FEET; THENCE N 73°38'36" W, 138.51 FEET TO THE POINT OF BEGINNING.

AND
 A PORTION OF FRACTIONAL BLOCK 21, ORIGINAL SURVEY OF THE CITY OF WAUCHULA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 28, OF THE PUBLIC RECORDS OF HARDEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID FRACTIONAL BLOCK 21, THENCE NORTH 12°10'55" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF NORTH 7TH AVENUE, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 77°49'02" WEST, ALONG THE SOUTHERLY BUILDING LINE, A DISTANCE OF 62.50 FEET; THENCE NORTH 12°10'55" WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 77°49'02" EAST, A DISTANCE OF 62.50 FEET TO A POINT LYING ON THE WEST RIGHT OF WAY LINE OF NORTH 7TH AVENUE; THENCE SOUTH 12°10'55" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,182.72 SQUARE FEET, MORE OR LESS.

AND
 A PORTION OF FRACTIONAL BLOCK 21, ORIGINAL SURVEY OF THE CITY OF WAUCHULA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 28, OF THE PUBLIC RECORDS OF HARDEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID FRACTIONAL BLOCK 21, THENCE NORTH 12°10'55" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF NORTH 7TH AVENUE, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 77°49'02" WEST, A DISTANCE OF 137.00 FEET TO A POINT LYING ON THE WEST LINE OF FRACTIONAL BLOCK 21; THENCE NORTH 0°09'58" EAST ALONG SAID LINE, A DISTANCE OF 62.29 FEET TO A POINT; THENCE NORTH 77°49'02" EAST, A DISTANCE OF 62.49 FEET TO A POINT LYING ON THE WESTERLY BUILDING LINE; THENCE SOUTH 12°12'32" EAST, ALONG SAID BUILDING LINE, A DISTANCE OF 81.20 FEET; THENCE NORTH 77°47'29" EAST, ALONG THE SOUTHERLY BUILDING LINE, A DISTANCE OF 42.63 FEET TO A POINT LYING ON THE WEST RIGHT OF WAY LINE OF NORTH 7TH AVENUE; THENCE SOUTH 12°10'55" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 3.50 FEET TO THE POINT OF BEGINNING, CONTAINING 5,021.77 SQUARE FEET, MORE OR LESS.

STREET ADDRESS:
 125 N. 8TH AVENUE
 287, 211, 217 W. PALMETTO STREET
 0, 117, 113, 123, 131 N. 7TH AVENUE
 WAUCHULA, FLORIDA

GERMAINE SURVEYING INC.
 PROFESSIONAL LAND SURVEYORS
 3801 KENLWORTH BOULEVARD, SEBRING, FLORIDA 38801
 PHONE: 883-348-8486 FAX: 883-362-4537
 EMAIL: INFO@GERMAINESURVEYING.COM
 WEBSITE: GERMAINESURVEYING.COM

CLIENT: THE DEVELOPMENT GROUP
 JOB NO.: 827-23 SCALE: 1" = 30'
 TASK NO.: 002 DRAWN BY: BAM
 SURVEY DATE: 5-18-25 CHECK BY: GLG

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED FOR THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 217, PURSUANT TO SECTION 475.07, FLORIDA STATUTES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, SUBJECT TO QUALIFICATIONS, RIGHTS OF REVIEW, RESUBMITTALS, AND OTHER APPLICABLE REGULATIONS AND RESTRICTIONS OF CERTIFICATION.

GARY L. GERMAINE
 FLORIDA PROFESSIONAL LAND SURVEYOR AND NUMBER: 06191925
 REGISTRATION STATE: DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND/OR ORIGINAL SEAL OF THE LICENSED SURVEYOR, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED VALID. LICENSE NUMBER: 88367

GENERAL NOTES:
 THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED AND IS NOT A CERTIFICATE OF TITLE.
 THE FIELD BEARINGS, DISTANCES AND TIES SHOWN HEREON ARE BEING COMPARED TO THE PLAT AND/OR DEED RECORDS AND DISTANCES THEREOF.
 SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.
 BEARING SYSTEM BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF W. PALMETTO STREET AS BEING N77°44'02"E.

LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M.	SET 4"x4"x2" CONCRETE MONUMENT PER 346	⊠	FLAG POLE
NAD 83	NATIONAL GEODETIC VERTICAL DATA	⊠	WATERSH VALVE
NAVD 83	NORTH AMERICAN VERTICAL DATA	⊠	FIRE HYDRANT
S.L.S.	SET NAIL & DISK STAMPED FORMER	⊠	METER POST
S.L.R.	SET 1/2"x3/4" IRON ROD & CAP PERMAS	⊠	POWER POLE
F.C.M.	FOUND 4"x4" CONCRETE MONUMENT	⊠	LIGHT POLE
C.B.S.	CONCRETE BLOCK STRUCTURE	⊠	GLY WIRE
P.O.C.	POINT OF COMPOUND CURVE	⊠	ELECTRIC MANHOLE
P.O.C.	POINT OF COMMENCEMENT	⊠	ELECTRIC METER
P.R.C.	POINT OF REVERSE CURVE	⊠	ELECTRIC VAULT
PRO	PROBATED MEASUREMENT	⊠	ELECTRIC BOX
CMP	CORRUGATED PLASTIC PIPE	⊠	UNANS-CRANK
MRP	MINI-REINFORCED POLYMER PIPE	⊠	AIR CONDITIONER UNIT
PVC	POLYVINYL CHLORIDE PIPE	⊠	TELEPHONE MANHOLE
B.F.P.	BACK FLOW PREVENTORS	⊠	TRAFFIC SIGNAL BOX
(P)	AS RECORDED ON PLAT	⊠	CABLE BOX
(D)	AS RECORDED ON DEED	⊠	TRIGGER
(F)	AS MEASURED IN FIELD	⊠	WELL
(C)	AS CALCULATED	⊠	GREASE TRAP
F.I.R.	FOUND 1/2" IRON ROD	⊠	SEWER MANHOLE
P.O.B.	POINT OF BEGINNING	⊠	SEWER VALVE
NO ID	NO IDENTIFICATION	⊠	CLEAN OUT
F.N.D.	FOUND NAIL & DISK	⊠	GAS VALVE
G.R.	OFFICIAL RECORD	⊠	GAS METER
F.I.R.	FOUND IRON ROD	⊠	HANDICAPPED PARKING
F.P.	FOUND IRON PIPE	⊠	METERED END SECTION
L.F.P.	LIABLE LINE FENCE	⊠	TRAFFIC SIGNAL BOX
CB	CHORD BEARING	⊠	SIGNAL LIGHT POLE
P.O.C.	POINT OF CURVE	⊠	BONKA LIGHT
F.C.	FENCE CORNER	⊠	POINT OF ACCESS
F.I.P.	FOUND 1/2" PIPE	⊠	
W.V.	WATER VALVE	⊠	
ELEV	ELEVATION	⊠	
F.L.	FENCE LINE	⊠	
CONC	CONCRETE	⊠	
P.B.	PLAT BOOK	⊠	
R	RAILROAD	⊠	
L	LENGTH	⊠	
DELTA	DELTA	⊠	
CH	CHORD	⊠	
SO	SQUARE	⊠	
FT	FEET	⊠	
PAGE	PAGE	⊠	

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REVISIONS

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SHEET 1 OF 2

NOTE:
ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY DATA SHEET
DESIGNATION - X 65, PID - AFB058, HIGHLANDS COUNTY, FL. ELEVATION
OF 115.99 FEET IN NAVD 88 DATUM.

THE DESCRIPTION OF THE TREES AS SHOWN ON THIS SURVEY MAY
NOT REPRESENT ACTUAL SPECIES OR VARIETY. IF THE DISTINCTION
OF SAID TREES IS IMPORTANT, THEN IT IS SUGGESTED THAT A
BOTANIST OR A QUALIFIED PROFESSIONAL BE CONTACTED.

GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
3803 NORTHERN BOWLE BLVD., DEERBELL, FL 33624-3307
PHONE: 813-382-4998, FAX: 813-382-4531
EMAIL: INFO@GERMAINESURVEYING.COM
WEBSITE: GERMAINESURVEYING.COM

LINE TABLE

BOUNDARY	---
TE LINE	---
LOT LINE	---
BUILDING	---
CENTERLINE	---
RIGHT OF WAY	---
TOP OF BANK	---
TOE OF SLOPE	---
CENTERLINE OF SWALE	---
OVERHEAD WIRES	---

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CERTIFICATION TO ANY PARTIES AT A FUTURE DATE SHALL BE VOID WITHOUT THE
SIGNATURE AND SEAL OF THE SURVEYOR.

LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M.	SET 4"x4"x24" CONCRETE MONUMENT PSM 3845	IR	IRRIGATION VALVE
NAVD 88	NATIONAL GEODETIC VERTICAL DATUM	U	UTILITY FLAG
N.V.D.	NORTH AMERICAN VERTICAL DATA	P	METER POST
S.N.D.	SET NAIL & DISK STAMPED PSM 3845	F	METER HOLE
S.I.R.	SET 1/2"x3/8" IRON ROD & CAP PSM 3845	L	AS MEASURED IN FIELD
F.C.M.	FOUND 4"x4" CONCRETE MONUMENT	C	AS CALCULATED
C.B.S.	CONCRETE BLOCK STRUCTURE	W	WATER VALVE
P.C.C.	POINT OF COMPOUND CURVE	O	LIGHT POLE
P.D.C.	POINT OF DISCRETEMENT	G	GUY WIRE
P.R.C.	POINT OF REVERSE CURVE	U	UTILITY VALVE
P.M.S.	PROTECTED MEASUREMENT	E	ELECTRIC VAULT
C.P.P.	CORRUGATED PLASTIC PIPE	E	ELECTRIC BOX
C.M.P.	CORRUGATED METAL PIPE	T	TRANSFORMER
R.C.P.	REINFORCE CONCRETE PIPE	A	AIR CONDITIONER UNIT
P.V.C.	POLYVINYL CHLORIDE PIPE	T	TELEPHONE MANHOLE
B.F.P.	BACK FLOW PREVENTER	T	TELEPHONE BOX
P	AS RECORDED ON PLAT	C	CABLE BOX
D	AS RECORDED ON DISK	V	VAULT
F	AS MEASURED IN FIELD	W	WELL
C	AS CALCULATED	T	TRAP
W	WATER VALVE	S	SEWER MANHOLE
O	LIGHT POLE	C	CLEAN OUT
G	GUY WIRE	V	VALVE
U	UTILITY VALVE	W	WATER VALVE
E	ELECTRIC VAULT	S	SEWER VALVE
E	ELECTRIC BOX	C	CLEAN OUT
T	TRANSFORMER	V	VAULT
A	AIR CONDITIONER UNIT	W	WATER VALVE
T	TELEPHONE MANHOLE	S	SEWER VALVE
T	TELEPHONE BOX	C	CLEAN OUT
C	CABLE BOX	V	VAULT
V	VAULT	W	WATER VALVE
W	WELL	S	SEWER VALVE
T	TRAP	C	CLEAN OUT
S	SEWER MANHOLE	V	VAULT
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C	CLEAN OUT	W	WATER VALVE
V	VAULT	S	SEWER VALVE
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C	CLEAN OUT	W	WATER VALVE
V	VAULT	S	SEWER VALVE
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C	CLEAN OUT	W	WATER VALVE
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W	WATER VALVE	C	CLEAN OUT
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C	CLEAN OUT	W	WATER VALVE
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W	WATER VALVE	C	CLEAN OUT
S	SEWER VALVE	V	VAULT
C	CLEAN OUT	W	WATER VALVE
V	VAULT	S	SEWER VALVE
W	WATER VALVE	C	CLEAN OUT
S	SEWER VALVE	V	VAULT
C	CLEAN OUT	W	WATER VALVE
V	VAULT	S	SEWER VALVE
W	WATER VALVE	C	CLEAN OUT
S	SEWER VALVE	V	VAULT
C	CLEAN OUT	W	WATER VALVE
V	VAULT	S	SEWER VALVE
W	WATER VALVE	C	CLEAN OUT
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