



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

TO: City of Wauchula City Commission
PREPARED BY: Central Florida Regional Planning Council
AGENDA DATE: April 13, 2026

SUBJECT:

ORD 2026-06: FUTURE LAND USE MAP AMENDMENT:

An applicant-initiated request to amend the **Future Land Use classification** from County Town Center to City Medium Density Residential (MDR) on one parcel of land containing approximately +/-2.2 acres located at 119 Ohio Avenue, (Parcel Number 04-34-25-0000-02670-0000).

ORD 2026-07: REZONING:

An applicant-initiated request to amend the **Zoning Map** from County Farm Residential (FR) to City R-3, Multi-Family Residential on one parcel of land containing approximately +/-2.2 acres located at 119 Ohio Avenue, (Parcel Number 04-34-25-0000-02670-0000).

AGENDA AND HEARING DATES:

March 16, 2026, 5:30 PM	Planning and Zoning Board (Public Hearing)
April 13, 2026, 6:00 PM	City Commission (First Reading)
May 11, 2026, 6:00 PM	City Commission (Second Reading, Public Hearing)

ATTACHMENTS:

- Aerial Photo Map
- Existing Future Land Use Map
- Proposed Future Land Use Map
- Existing Zoning Map
- Proposed Zoning Map
- Wetland/Flood Zone Map
- Applications (Comprehensive Plan Map Amendment & Rezoning)

PLANNING AND ZONING BOARD MOTIONS:

Future Land Use Map Amendment Motion Options:

At their March 16, 2026 meeting, the Planning and Zoning Board voted to forward the proposed Future Land Use Map Amendment to the City Commission with a recommendation of **approval**.

Rezoning Motion Options:

At their March 16, 2026 meeting, the Planning and Zoning Board voted to forward the proposed Rezoning to the City Commission with a recommendation of **approval**.

CITY COMMISSION MOTIONS:

Future Land Use Map Amendment Motion Options:

1. I move **approval of Ordinance 2026-06** for the proposed Future Land Use Map Amendment at 119 Ohio Avenue
2. I move **approval of Ordinance 2026-06 with changes** for the proposed Future Land Use Map Amendment at 119 Ohio Avenue.
3. I move **continuation to a date and time certain**.

Rezoning Motion Options:

4. I move **approval of Ordinance 2026-07** for the proposed Rezoning at 119 Ohio Avenue
5. I move **approval of Ordinance 2026-07 with changes** for the proposed Rezoning at 119 Ohio Avenue.
6. I move **continuation to a date and time certain**.

OVERVIEW:

Applicant/Agent	Noey A Flores
Owner	Nogzi M. Konan
Parcel ID	A portion of parcel 04-34-25-0000-02670-0000
Total Subject Area	+/-2.2 acres
Existing Future Land Use	County Town Center
Proposed Future Land Use	City Medium Density Residential
Existing Zoning	County Farm Residential (FR)
Proposed Zoning	R-3, Multi-Family Residential

Noey A Flores agent and applicant for Nogzi M Konan are requesting the assignment of City of Wauchula Future Land Use and Zoning designations on a portion of one parcel of land totaling +/-2.2 acres of the 10.48 acre parcel. The request is to assign a Future Land Use designation of City Medium Density Residential and a Zoning District of R-3, Multi-Family Residential. The reason for this request is to assign a City Future Land Use and zoning after annexation. The property currently has a single family home.

FUTURE LAND USE REQUEST

The applicant is requesting a Future Land Use Map amendment from County Town Center to City Medium Density Residential. Descriptions for both the existing and proposed Future Land Use categories are provided as follows.

EXISTING FUTURE LAND USE – County Town Center Hardee County Comprehensive Plan, Future Land Use Element, Policy L1.2

This 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 Medium Density Residential City of Wauchula Comprehensive Plan, Future Land Use Element, Policy 1.6(d)

This category permits higher-density residential uses consistent with apartments and mobile home parks, and related neighborhood or public uses, with a maximum density of twelve units per acre (12 du/ac).

ZONING REQUEST

The applicant is requesting a Zoning Map amendment from County Farm Residential (FR) to City R-3, Multi Family Residential. Descriptions for both the existing and proposed Zoning categories are provided as follows.

EXISTING ZONING Hardee County Land Development Code, Section 3.04.04 - Farm Residential District

The primary purpose of this zoning district is to provide areas in Hardee County for very low-density residential development in combination with limited agriculture, public and community services, infra-structure, and recreation and open space land uses. In accordance with the Hardee County Comprehensive Plan, residential development may be single-family dwellings, at a permitted density of not more than one dwelling unit per acre. Development within this zoning district must be accessed by County-maintained roadways. Development within this zoning district shall be no further than two miles from existing high-density land uses and/or incorporated boundaries.

PROPOSED ZONING

City of Wauchula Land Development Code, Section 2.02.02.06 (B) - R-3, Multi-Family Residential/Duplexes

The purpose of this district is to provide the opportunity for areas of conventional multiple-family dwelling units such as duplex, patio homes, cluster housing, triplex, quadraplex, apartments, condominiums, and townhouse types of structures in appropriate areas of the City, compatible with existing development and in conformance with the provisions of the Comprehensive Plan. The Density for such uses shall not exceed the permitted densities of the Comprehensive Plan. Group care facilities area also permitted in the R-3 zoning district.

PROPERTY INFORMATION

The request includes one parcel totaling approximately +/-2.2 acres. The total property comprises approximately +/-10.48 acres but only +/-2,2 acres were annexed and therefore are the only part of this request. The property has a Future Land Use designation of County Town Center and a County zoning designation of Farm Residential. The applicant is requesting the City assign a Future Land Use designation of City Medium Density Residential (MDR) and a zoning of R-3, Multi-Family Residential on the parcel as it was recently annexed and must have City Future Land Use and zoning designations assigned to it.

ANALYSIS:

SURROUNDING PROPERTIES:

As illustrated in the table below, the property is surrounded by City Conservation, R-1, and R-3 to the north, and County Farm Residential to the west and south, City R-1A to the east. The property to the south and west are in unincorporated Hardee County and the land to the north and east are in the City of Wauchula. See attached maps.

<p><u>Northwest:</u> FLU: City CON Zoning: City CON Use: Vacant</p>	<p><u>North:</u> FLU: City MDR +Con Zoning: City R-3 + Con Use: Residential</p>	<p><u>Northeast:</u> FLU: City SFR Zoning: City R-1A Use: Residential</p>
<p><u>West:</u> FLU County TCN Zoning: County FR Use: Vacant</p>	<p><u>Subject Properties:</u> Current FLU: County TCN Requested FLU: City Medium Density Residential Current Zoning: County F-R Requested Zoning: R-3 Use: Residential</p>	<p><u>East:</u> FLU: City SFR Zoning: R-1A Use: Residential</p>
<p><u>Southwest:</u> FLU: County TCN Zoning: County F-R Use: Vacant</p>	<p><u>South:</u> FLU: County TCN Zoning: County F-R Use: Residential</p>	<p><u>Southeast:</u> FLU: City SFR Zoning: City R-1A Use: Residential</p>

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 Ohio Avenue.

The table below shows the density for the amendment to the Future Land Use amendment and the Zoning Map amendment. As shown on Table 1, the change in Future Land Use generates no changes to the allowed maximum density of the property. The change in zoning increases the development potential by 25 dwelling units (Table 2).

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

	Existing FLU: Hardee County Town Center (2.2 acres)	Proposed FLU: City MDR (2.2 acres)
Density/Intensity	12 DU/acre	12 DU/AC
Density Potential	26 DU	26 DU
Difference	No change	

**Table 2:
Analysis of Impacts from Proposed Zoning Map Amendment**

	Existing ZON: Hardee County Farm Residential (2.2 acres)	Proposed ZON: City R-3 (2.2 acres)
Density/Intensity	1 DU/2.5 acre	12 DU/AC
Density Potential	1 DU	26 DU
Difference	Increase of 25 dwelling units	

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 Ohio Avenue on the east. Access to the site will be via an existing driveway on Ohio Avenue. If additional units are anticipated, coordination with the city will be required.

Environmental Impacts

According to the FEMA FIRM maps a FEMA Flood Zone runs along the western portion of the parcel. The affected portion of the parcel will not be annexed into the city but any development will need to be cognizant of the high hazard flood zone (blue on image) and will have to meet wetland (green on image) protection buffer requirements in Section 5.03.00.



School Impacts

The requested Future Land Use and Zoning permits the development of residential developments, if any additional units are constructed then coordination with the Hardee County School Board will be required.

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.



Photo credit Google Nov 2024

View of the property



Photo credit Google Nov 2024

Property looking southwest



Photo credit Google Nov 2024

View of Ohio Avenue looking north

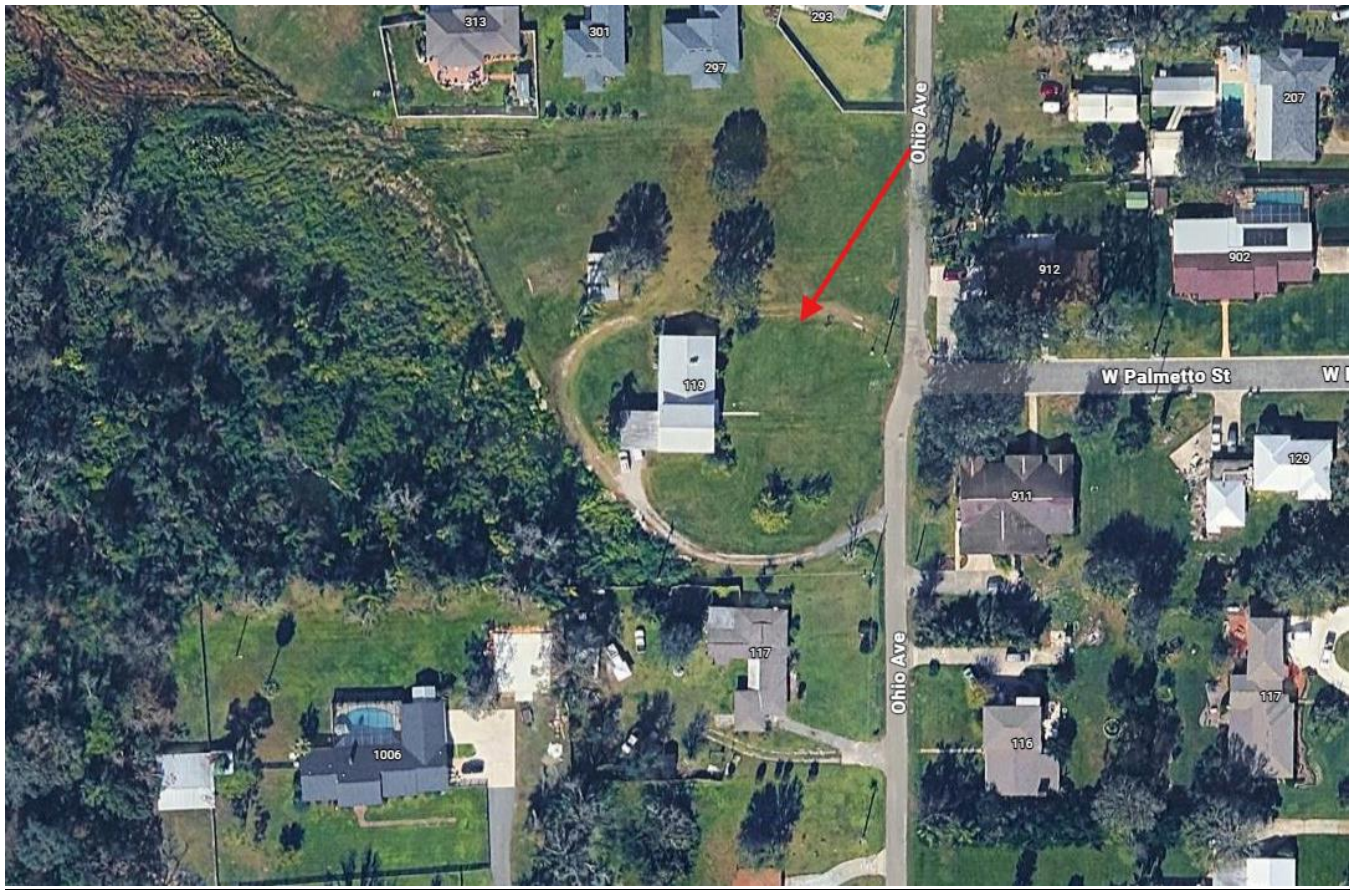
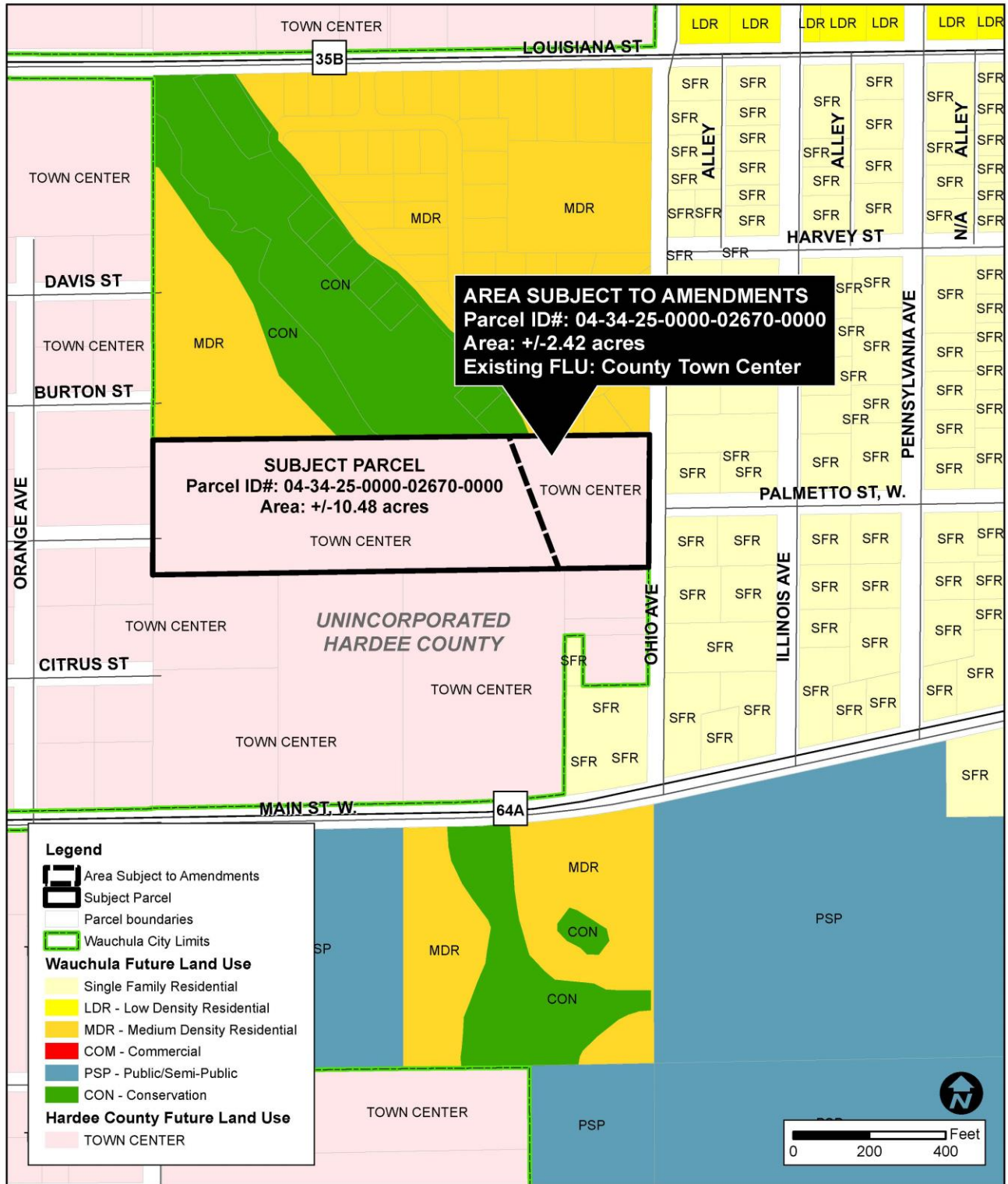


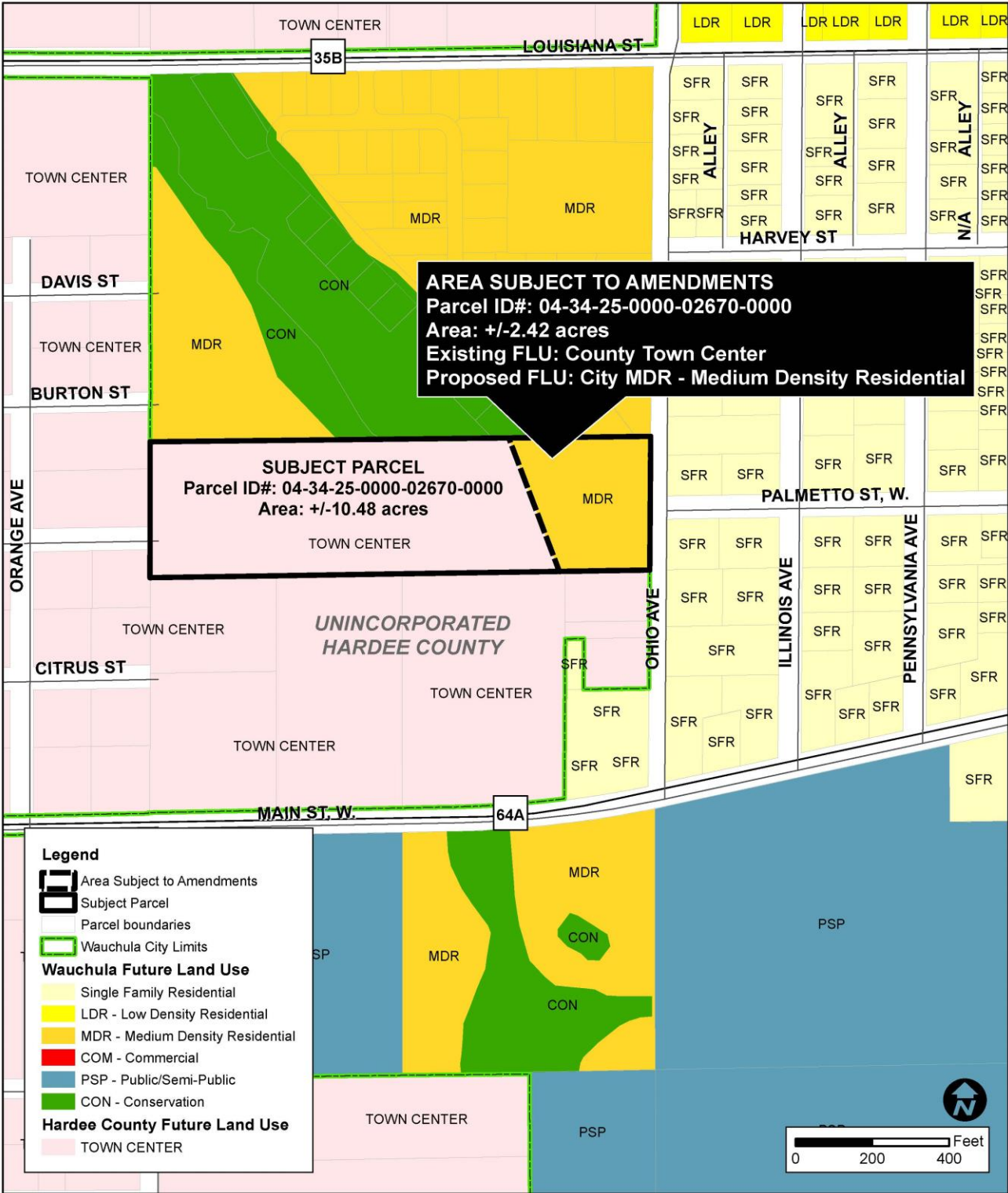
Photo credit Google 2026

Aerial View of the property

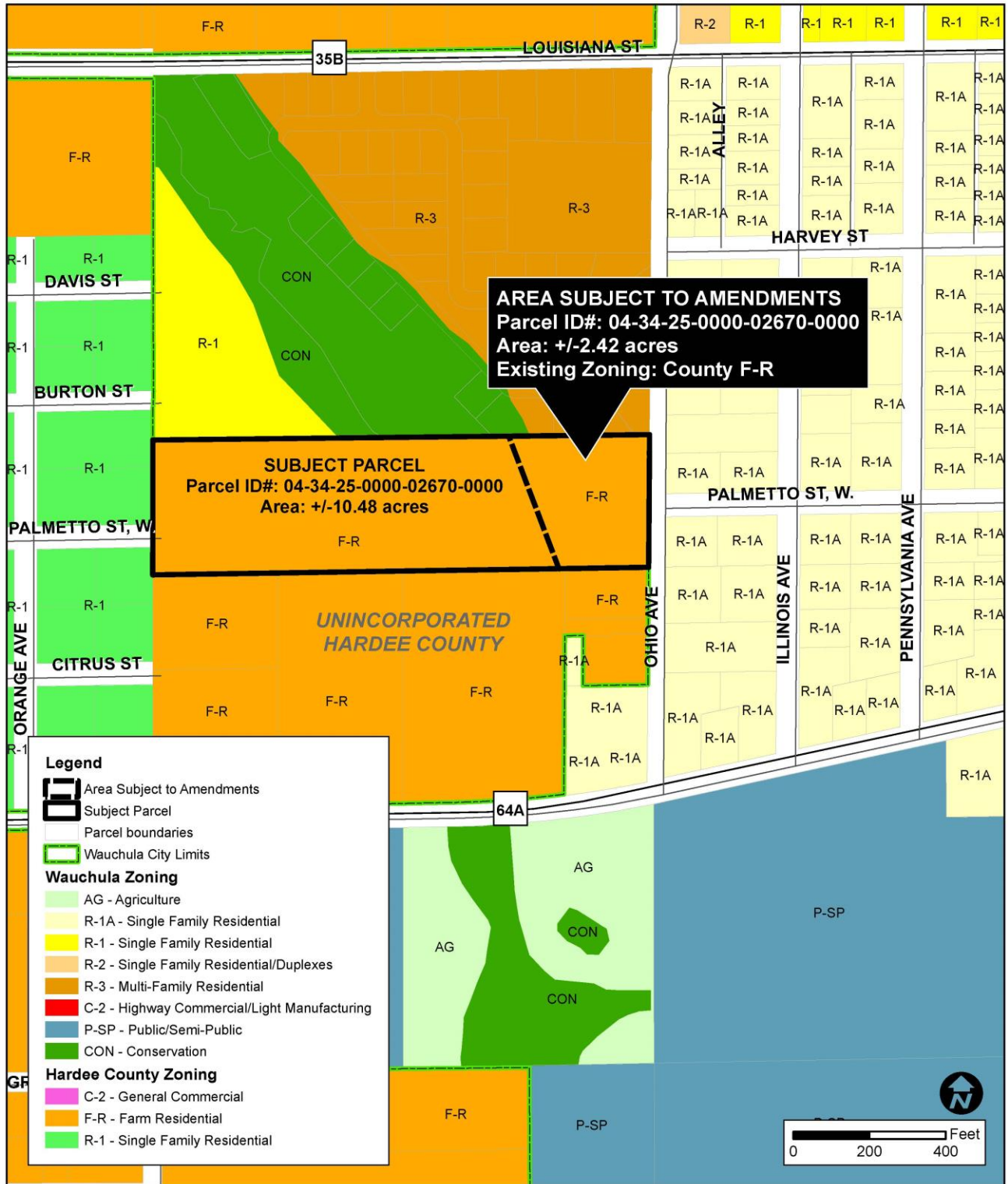
City of Wauchula EXISTING FUTURE LAND USE MAP



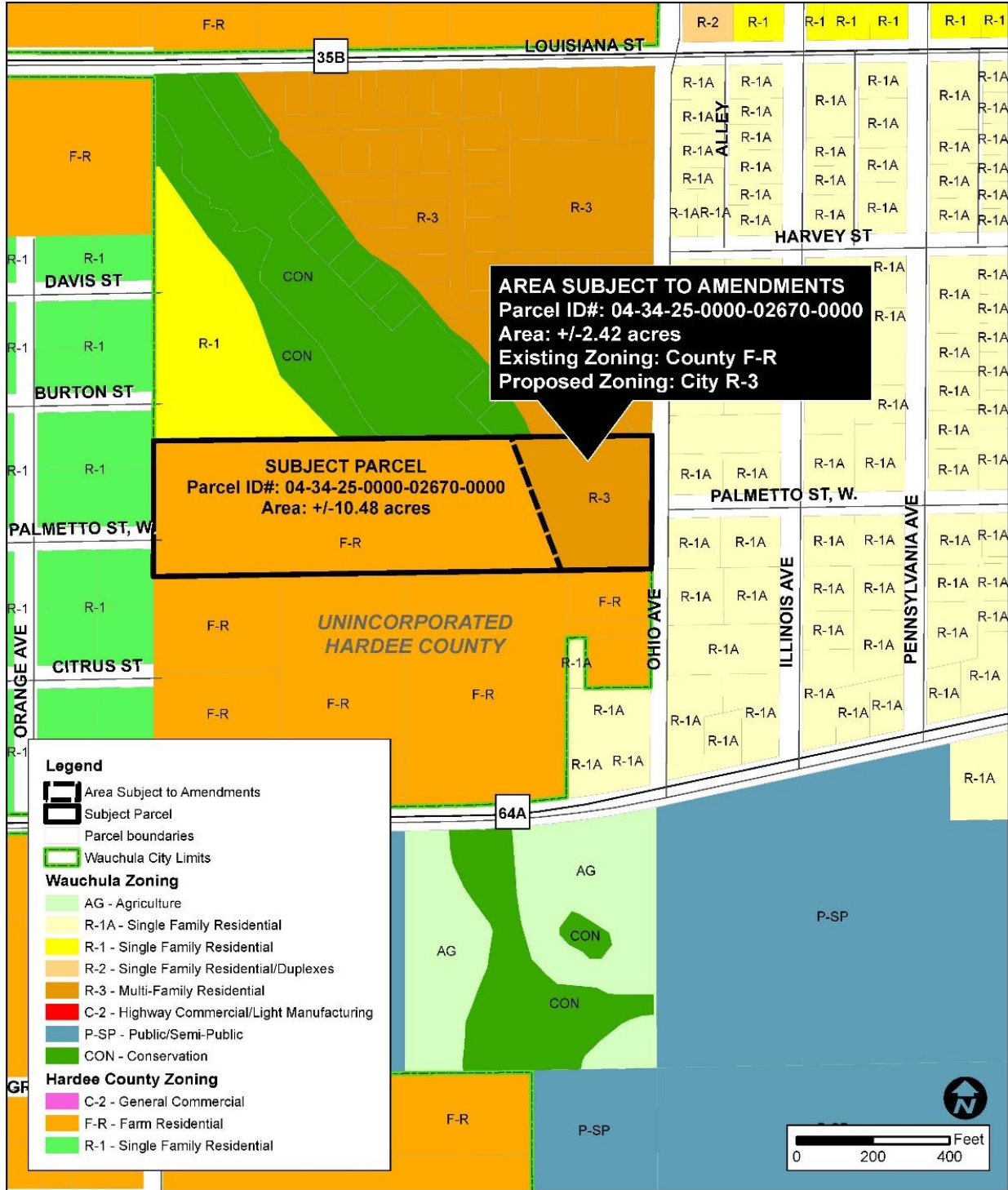
City of Wauchula PROPOSED FUTURE LAND USE MAP



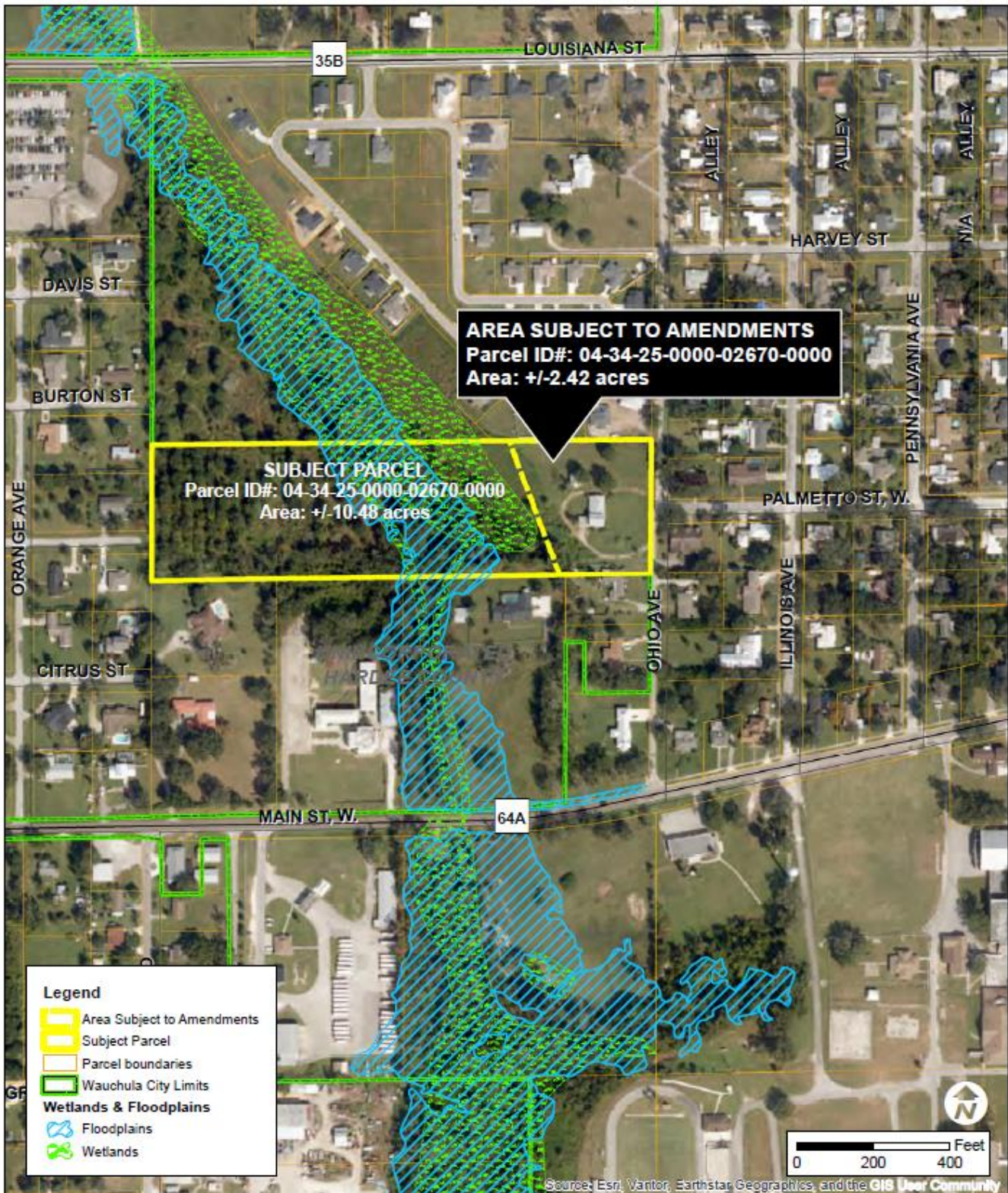
City of Wauchula EXISTING ZONING MAP



City of Wauchula PROPOSED ZONING MAP



City of Wauchula WETLAND & FLOODPLAINS MAP



Application

FILL OUT COMPLETELY

Date Submitted _____

CITY OF WAUCHULA

_____ SPECIAL EXCEPTION _____ VARIANCE ANNEXATION
 RE-ZONE FUTURE LAND USE AMENDMENT
_____ SUBDIVISION PLAT (Including Plat Vacation, if Necessary) _____ 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: **Nogzi M Konan**

Address of request: **119 Ohio Ave Wauchula, FL 33873**

Mailing address: **119 Ohio Ave Wauchula, FL 33873**

Daytime Telephone: **863-781-4585 C/O Noey A Flores as Agent**

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 **FR** Future Land Use **Low Density Residential**

Size of Parcel: **2.2 Acres**

Current Improvements: (Buildings, etc. on property) _____

Primary Residence and 2 accessory buildings

Reason for request: **Annex the property into the City of Wauchula**

If Annexation and/or Re-Zone:

Current County Zoning Classification F-R

City Zoning Classification and Future Land Use classification sought: R-3, Medium Density Residential

What property usage is to the North: Residential, South: Residential,

East: Residential and West: Vacant of your property (example: residence)?

Number of residences on parcel(s) (Existing and/or proposed): 1/2

Population of parcel(s): 1

*******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.

Signed by:  Date: 02/04/2026
Signature(s): _____

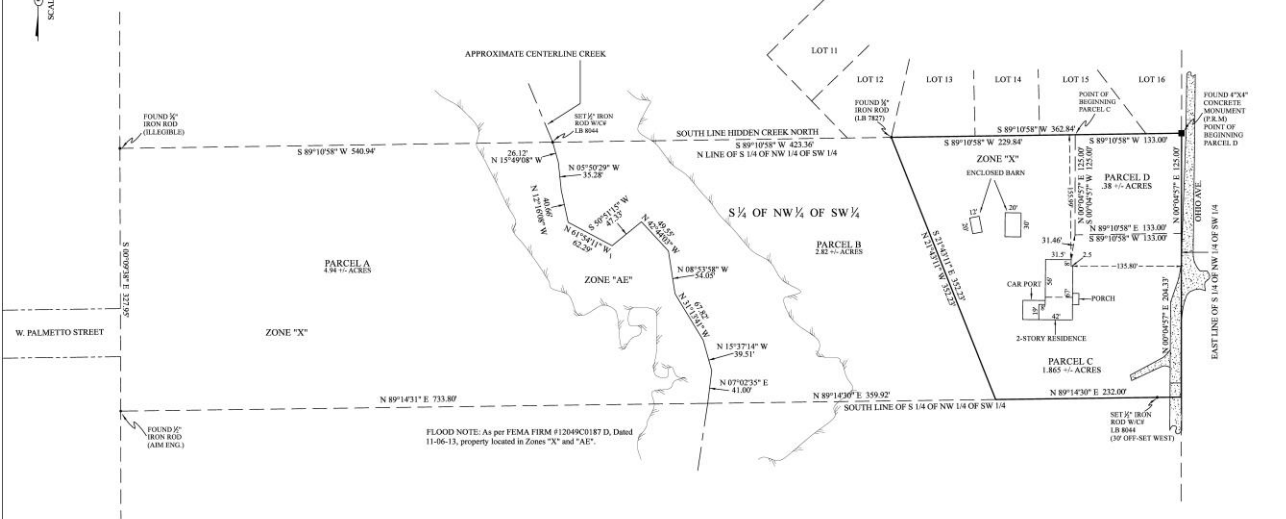
Print Name(s): **Nogzi M Konan**

Signature of applicant(s): _____ Date: _____

Print Name(s): _____

<u>FOR OFFICE USE ONLY</u>		
___ Application	_____	
___ Ad	_____	
___ Copies	_____	(.15 ea single sided) (.20 ea double sided)
___ Postage	_____	
		Total Due _____

HEARTLAND SURVEYING LLC
4142 CROWSVILLE ROAD ZOLFS SPRINGS, FL 33900 863-781-2892



DESCRIPTION PARCEL A: All that part of the S 1/4 of NW 1/4 of SW 1/4, Section 4, Township 34 South, Range 25 East, Hardee County, Florida, lying West of Creek.

DESCRIPTION PARCEL B:
A portion of the South 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 South, Range 25 East, Hardee County, Florida being more particularly described as follows: Commence at the Northeast corner of said South 1/4 of Northwest 1/4 of Southwest 1/4 also being the Southeast corner of Hidden Creek North as per plat or map thereof as recorded in Plat Bar B-56 Page 1, of the Public Records of Hardee County, Florida; thence S 89°10'58" W along the North line of said South 1/4 of Northwest 1/4 of Southwest 1/4 also being the South line of said Hidden Creek North a distance of 362.84 feet to the Southeast corner of Lot 11 of said Hidden Creek North and for the POINT OF BEGINNING; thence continue the same line a distance of 423.36 feet to the approximate centerline of Creek; thence run in a southeasterly direction along the centerline of said Creek to the South line of said South 1/4 of Northwest 1/4 of Southwest 1/4; thence N 89°14'31" E along said South line a distance of 359.92 feet to the Northeast corner of that certain parcel as described and recorded in Official Records Instrument Number 20242300225 of the Public Records of Hardee County Florida; thence N 21°43'11" W a distance of 352.23 feet to the POINT OF BEGINNING.

DESCRIPTION PARCEL C:
A portion of the South 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 South, Range 25 East, Hardee County, Florida being more particularly described as follows: Commence at the Northeast corner of said South 1/4 of Northwest 1/4 of Southwest 1/4 also being the Southeast corner of Hidden Creek North as per plat or map thereof as recorded in Plat Bar B-56 Page 1, of the Public Records of Hardee County, Florida; thence S 89°10'58" W along the North line of said South 1/4 of Northwest 1/4 of Southwest 1/4 also being the South line of said Hidden Creek North a distance of 133.00 feet for the POINT OF BEGINNING; thence continue the same line a distance of 228.84 feet to the Southeast corner of Lot 13 of said Hidden Creek North; thence S 21°43'11" E a distance of 352.23 feet to the South line of said South 1/4 of Northwest 1/4 of Southwest 1/4; thence N 89°14'30" E along said South line a distance of 232.00 feet to the Southeast corner of said South 1/4 of Northwest 1/4 of Southwest 1/4; thence N 00°04'57" E along said East line a distance of 204.33 feet; thence S 89°10'58" W and parallel with said North line a distance of 133.00 feet; thence N 00°04'57" E and parallel with said East line a distance of 125.00 feet to the POINT OF BEGINNING.

DESCRIPTION PARCEL D:
A portion of the South 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 South, Range 25 East, Hardee County, Florida being more particularly described as follows: Begin at the Northeast corner of said South 1/4 of Northwest 1/4 of Southwest 1/4 also being the Southeast corner of Hidden Creek North as per plat or map thereof as recorded in Plat Bar B-56 Page 1, of the Public Records of Hardee County, Florida; thence S 89°10'58" W along the North line of said South 1/4 of Northwest 1/4 of Southwest 1/4 also being the South line of said Hidden Creek North a distance of 133.00 feet; thence N 89°14'30" E along said South line a distance of 133.00 feet; thence N 00°04'57" W and parallel with the East line of said South 1/4 of Northwest 1/4 of Southwest 1/4 a distance of 125.00 feet; thence N 89°10'58" W and parallel with said North line a distance of 133.00 feet to said East line; thence N 00°04'57" E along said East line a distance of 125.00 feet to the POINT OF BEGINNING.

PROPERTY ADDRESS: 119 Ohio Avenue Wauchula, FL 33873	SURVEY TYPE: BOUNDARY SURVEY DATE: 11-10-25	LEGEND: SEC - SECTION, TWP - TOWNSHIP, RG - RANGE, E - EAST, S - SOUTH; BE - BOUNDARY, PPL - PLAT, M - MEASURED FIELD DATA, C - CALCULATED FIELD DATA, D - FIELD, F - FOUND IRON ROD, FIP - FOUND IRON PIPE, SIB - SET 3" IRON ROD, R - REGISTERED LAND SURVEYOR, CID - CHORD, C - ON BENCH MARK, C - COVERED ENTRY, CW - ON BENCH MARK, CLP - CHAIN LINK FENCE, CBS - CONCRETE BLOCK STRUCTURE, A - ARC, W - WALKWAY, C - COVERED BEARING, Δ - SETBACK, SW - WEST-OF-WAY, POB - POINT OF BEGINNING	CERTIFIED TO: Ngou M. Koum	SEC 4 TWP 34 S. RG 25 E SUBDIVISION NAME:	I HEREBY CERTIFY THAT THE SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPPERS OF THE STATE OF FLORIDA AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPPERS OF THE STATE OF FLORIDA.
BEARINGS ARE BASED ON STATE PLANE (FLORIDA WEST) COORDINATES <small>Florida State Plane (FSP) is a projection of the Earth's surface onto a flat plane. It is used for land surveying and mapping. The FSP is based on the North American Datum of 1983 (NAD 83). The FSP is used for all land surveying and mapping in Florida.</small>		WILLIAM W. HARTLAND REGISTERED LAND SURVEYOR No. 12345 FLORIDA			