



**CITY OF WAUCHULA
PRELIMINARY PLAT
STAFF REPORT**

TO: City of Wauchula Planning and Zoning Board

PREPARED BY: Central Florida Regional Planning Council

AGENDA DATE: November 17, 2025

REQUESTED ACTION: (Ordinance 2025-19) City- initiated text amendments to the City of Wauchula Code of Ordinances Chapter 5 – Buildings, Article V. – Unsafe or Dilapidated Buildings to add Sections 5-126 Through 5-129 so as to Comply with the Requirements of 2025 Florida Legislature House Bill (HB) 913, as Codified in F.S. Section 553.899; Providing for Requiring Milestone Inspections for Substantial Structural Damage to Residential Condominiums of Three (3) or More Habitable Stories and 30 Years or More in Age, with Follow-Up Inspections Every 10 Years; Providing for Repair Requirements for Such Buildings with Substantial Structural Damage; Providing for an Administrative Process for the Recording and Reporting of Results of Such Milestone Inspections and Repairs.

HEARING DATES:

- **November 17, 2025, 5:30 PM:** **Planning and Zoning Board (Public Hearing)**
- December 8, 2025, 6:00 PM: City Commission Meeting (First Reading)
- January 12, 2025, 6:00 PM: City Commission Meeting (Adoption Public Hearing)

ATTACHMENTS:

- Ordinance 2025-19

PLANNING AND ZONING BOARD MOTION OPTIONS:

1. I move the Planning and Zoning Board forward the proposed text amendments to the Code of Ordinances to the City Commission with a **recommendation of approval**.
2. I move the Planning and Zoning Board forward the proposed text amendments to the Code of Ordinances to the City Commission with a **recommendation of approval with changes**.
3. I move the Planning and Zoning Board **continue to a date and time certain**.

BACKGROUND:

In the wake of the 2021 Surfside Condominium collapse, Florida lawmakers enacted sweeping reforms to enhance safety, transparency, and accountability within condominiums and cooperatives. Most recently, Florida House Bill 913 (HB 913) was signed into law on June 23, 2025 and will take effect on July 1, 2025. HB 913 introduces significant updates to the regulation of condominiums and cooperatives.

It added requirements including:

- Residential condominium buildings of three (3) or more residential stories and over 30 years of age have milestone inspections (engineering) for substantial structural damage, with follow-up inspections every 10 years.
- Requirements for the repair of said residential condominiums showing substantial structural damage through the milestone inspection.
- Requirements for municipal record keeping and reporting requirements to the State for these processes.

Ordinance 2025-19 (attached) includes the proposed language.