



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

TO: City of Wauchula Planning and Zoning Board

PREPARED BY: Central Florida Regional Planning Council

AGENDA DATE: March 16, 2026

SUBJECT:

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).

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 MOTION OPTIONS:

Future Land Use Map Amendment Motion Options:

1. I move the Planning and Zoning Board forward the proposed Future Land Use Map Amendment to the City Commission with a recommendation of **approval**.
2. I move the Planning and Zoning Board forward the proposed Future Land Use Map Amendment to the City Commission with a recommendation of **approval with changes**.
3. I move the Planning and Zoning Board forward the proposed Future Land Use Map Amendment to the City Commission I with a recommendation of **denial**.

Rezoning Motion Options:

1. I move the Planning and Zoning Board forward the proposed Rezoning to the City Commission with a recommendation of **approval**.
2. I move the Planning and Zoning Board forward the proposed Rezoning to the City Commission with a recommendation of **approval with changes**.
3. I move the Planning and Zoning Board forward the proposed Rezoning to the City Commission with a recommendation of **denial**.

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

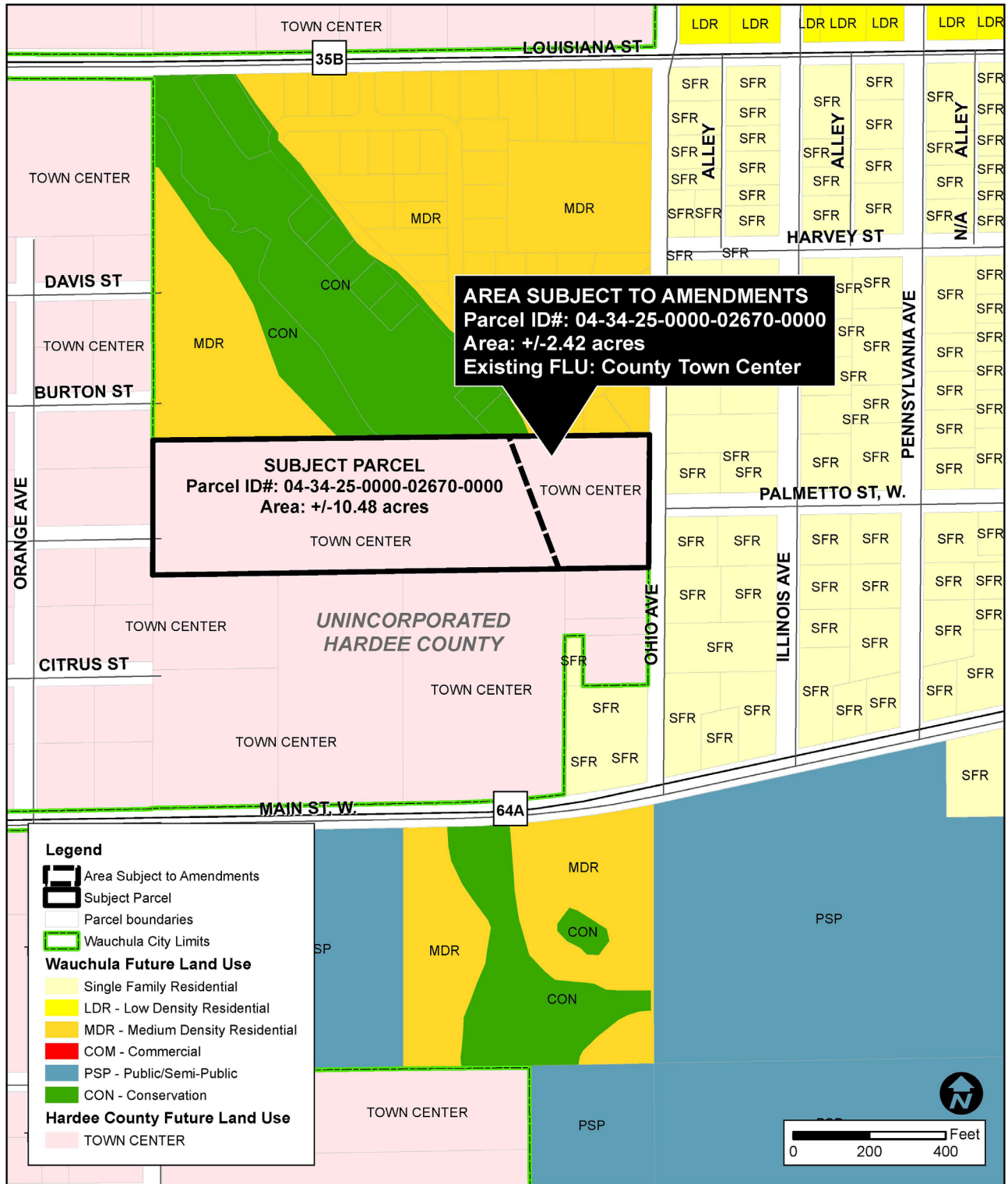
View of Ohio Avenue looking north



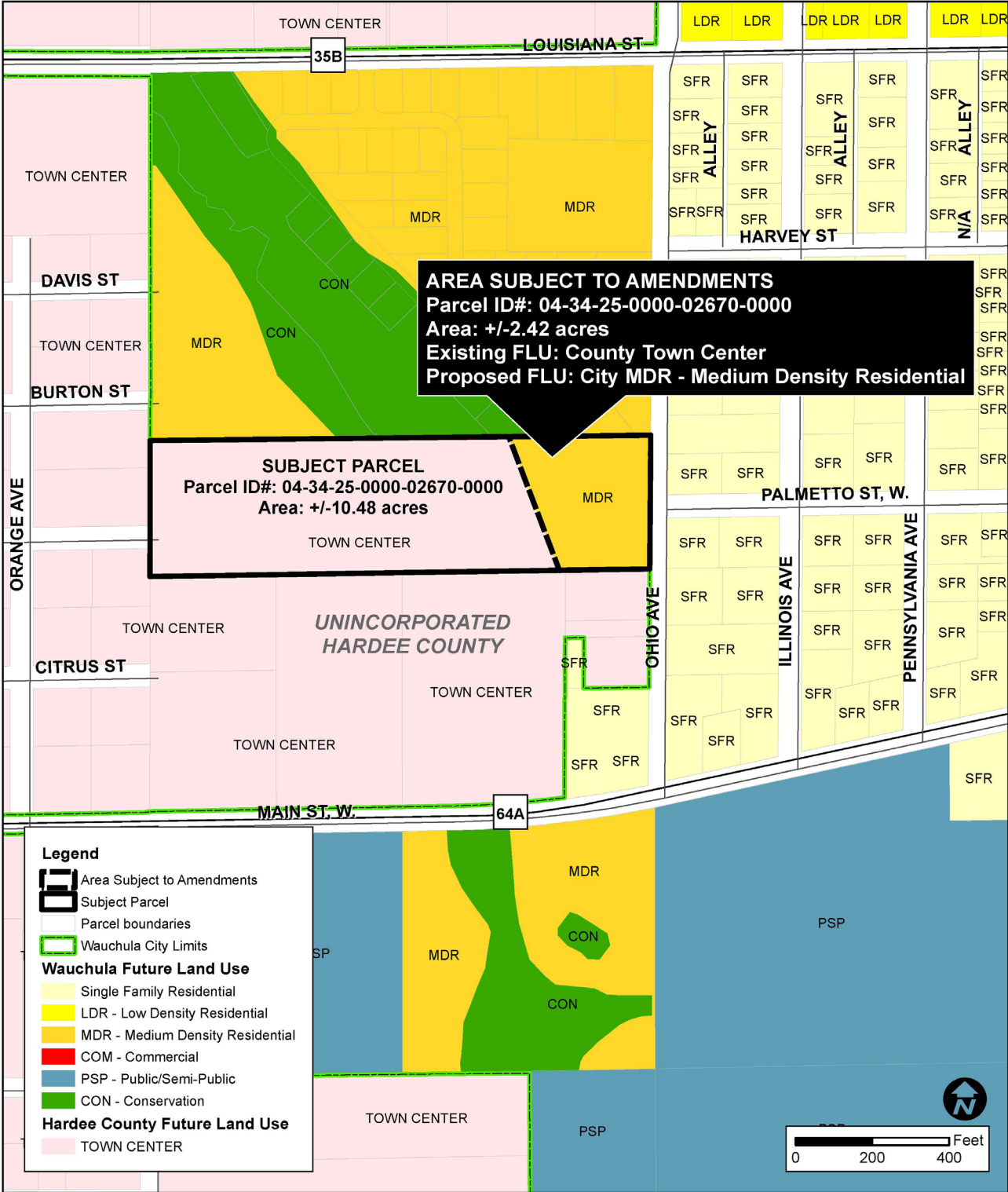
Photo credit Google 2026

Aerial View of the property

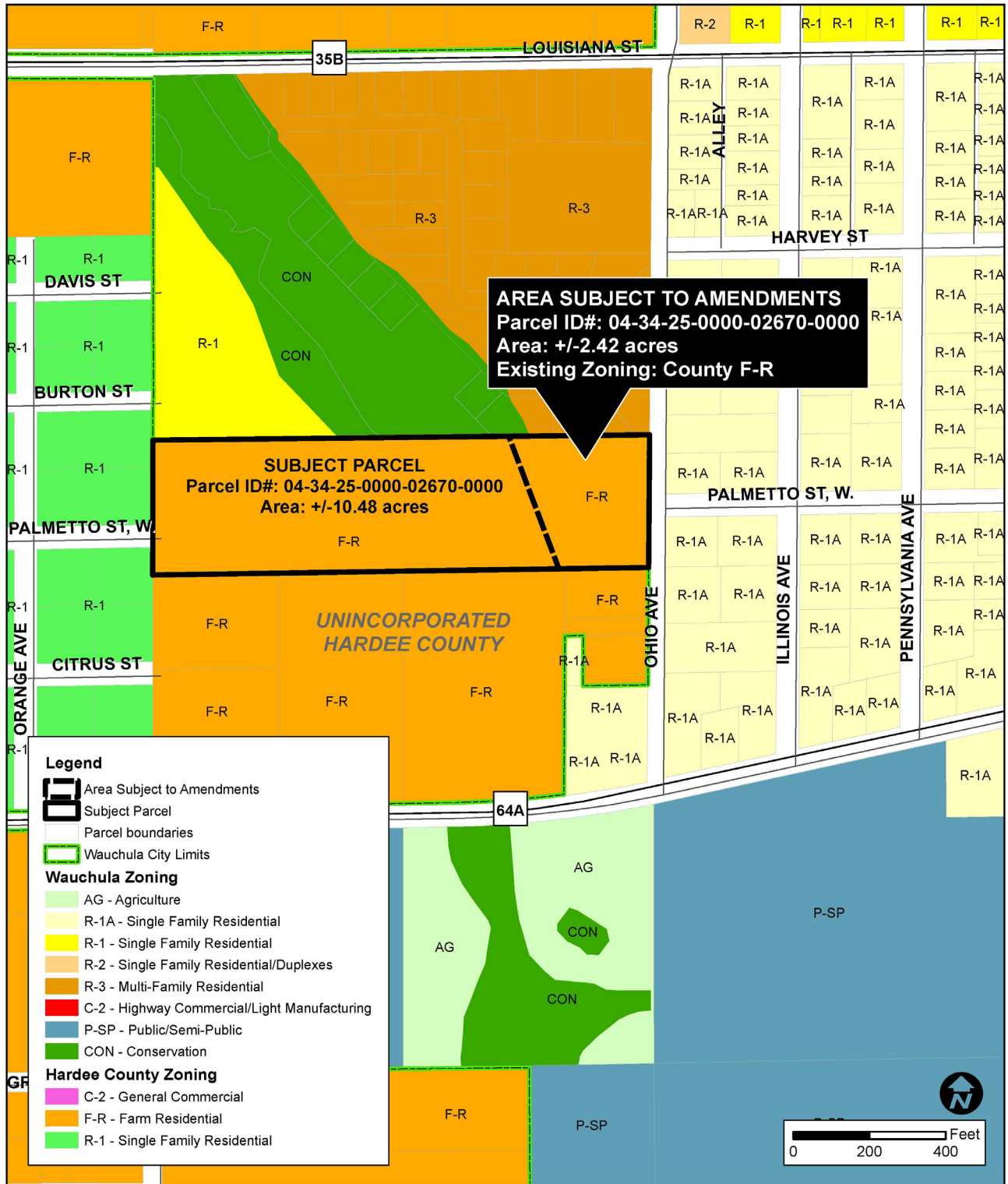
City of Wauchula EXISTING FUTURE LAND USE MAP



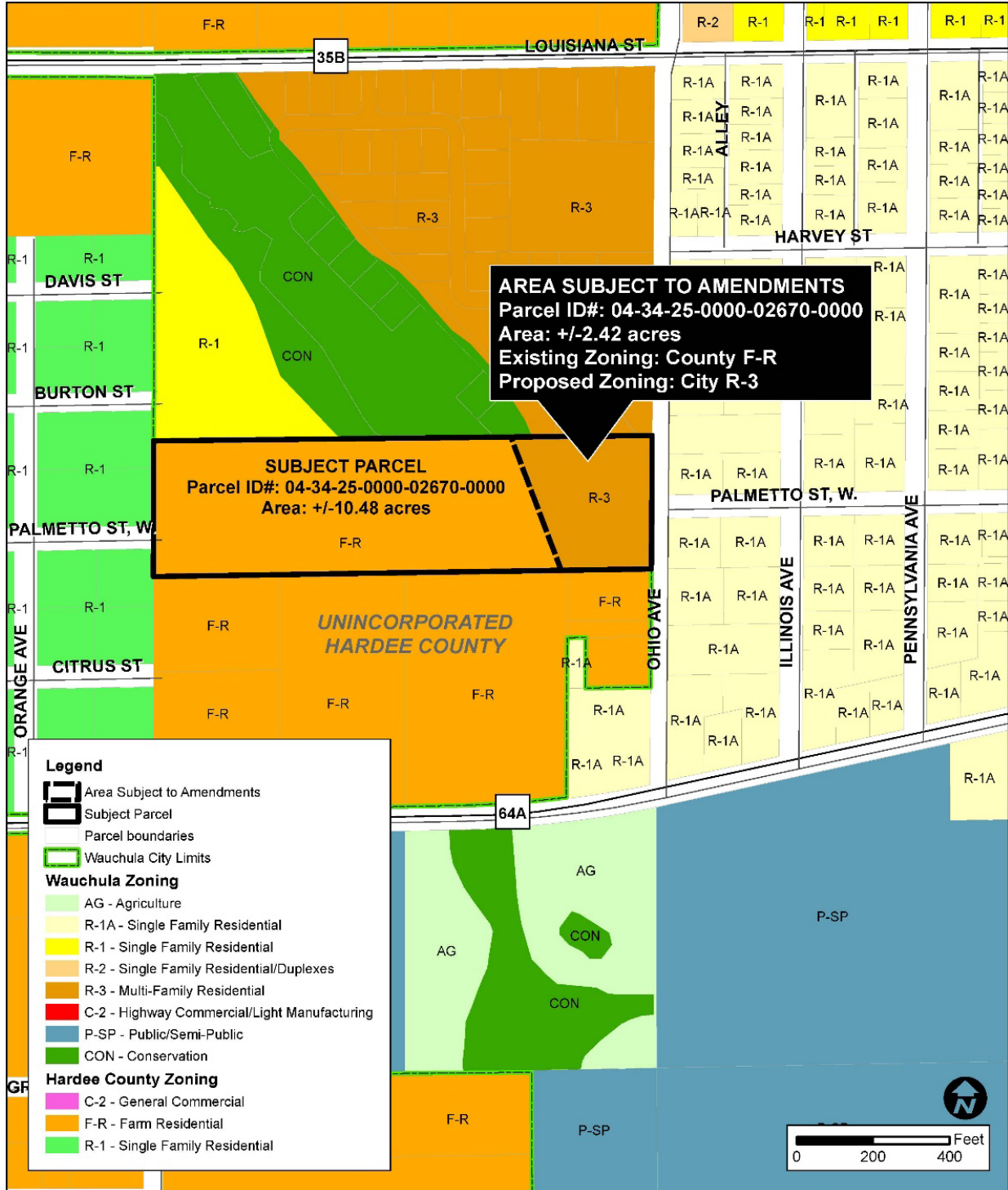
City of Wauchula PROPOSED FUTURE LAND USE MAP



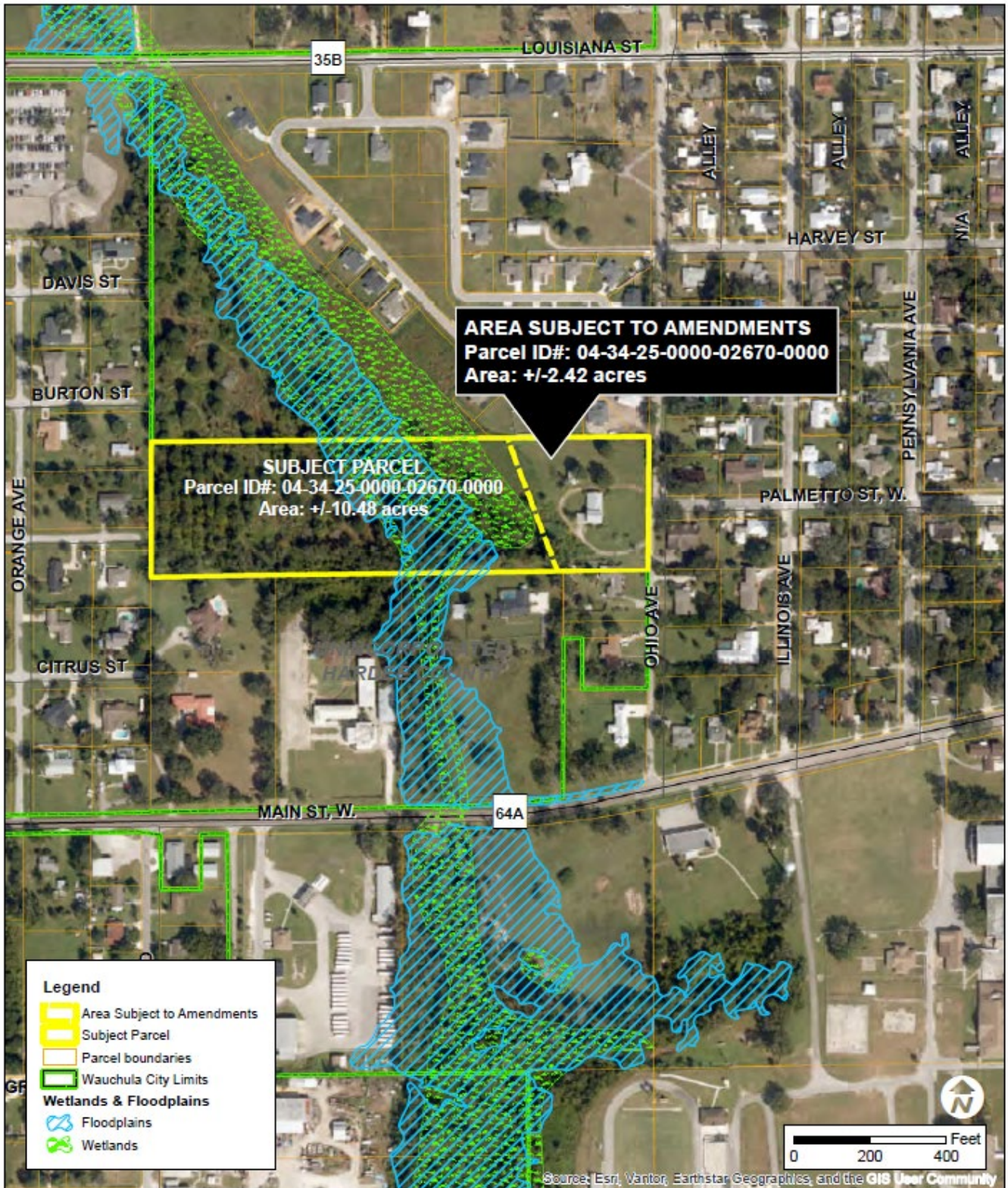
City of Wauchula EXISTING ZONING MAP



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): _____

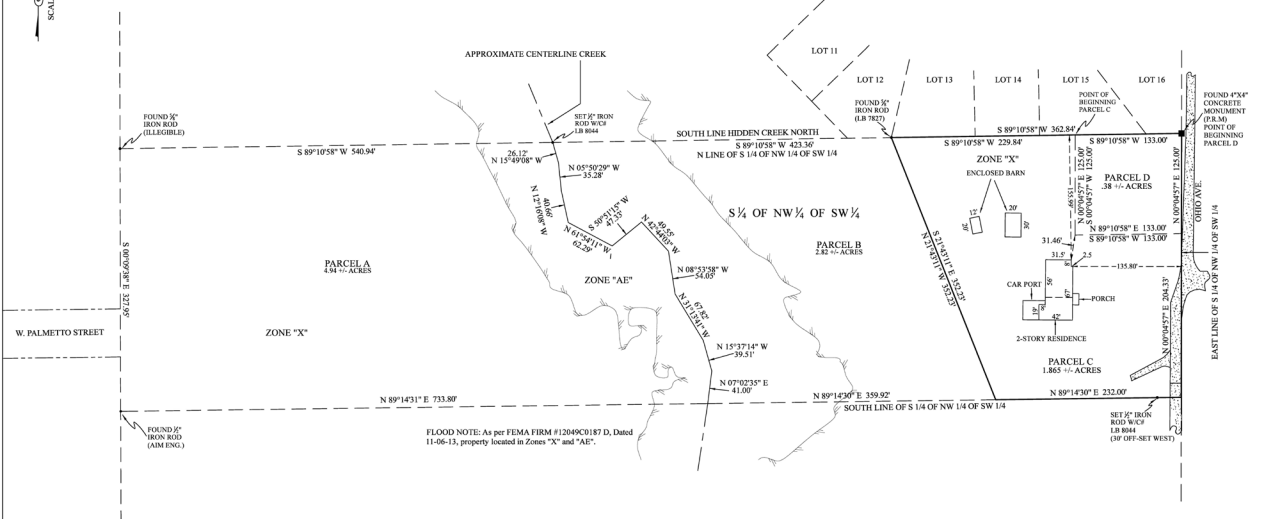
Print Name(s): **Nogzi M Konan**

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 CREWSVILLE ROAD ZOLFS SPRINGS, FL 33890 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 Southwest corner of Lot 13 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 359.02 feet to the Northeast corner of that certain parcel as described and recorded in Official Records Instrument Number 2024-090255 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 to the POINT OF BEGINNING; thence continue the same line a distance of 229.84 feet to the Southwest 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 204.53 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 S 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" E 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, RC - RANGE, E - EAS, S - SOUTH; BE - BENCH MARK, P - PLAIN, M - MEASURED FIELD DATA, C - CALCULATED FIELD DATA, D - FIELD IRON ROD, F - FOUND IRON ROD, S - SET IRON ROD, RL - REGISTERED LAND SURVEYOR, CID - CHORD, CN - CONCRETE NAIL, CE - COVERED ENTRY, CW - CONCRETE WALL, CLP - CHAIN LINK FENCE, CBS - CONCRETE BLOCK STRUCTURE, A - ARC, R - RADIAL, C - CURVED BEARING, Δ - SPLIT, N/W - NORTH OR WEST, POB - POINT OF BEGINNING	CERTIFIED TO: Ngou M. Koman	SEC 4 TWP 34 S. RG 25 E SUBDIVISION NAME: _____ JOB #: 8543-A	I HEREBY CERTIFY THAT THE SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS CONDUCTED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF THE PROFESSIONAL STANDARDS OF LAND SURVEYING AS CONTAINED IN THE FLORIDA ADMINISTRATIVE CODE. I AM NOT PROVIDING THIS SERVICE TO ANY OTHER PARTY.
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ORDINANCE NO. 2026-06

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 MEDIUM DENSITY RESIDENTIAL (MDR) ON ONE PARCEL OF LAND CONTAINING APPROXIMATELY +/-2.2 ACRES OF LAND LOCATED AT 119 OHIO AVENUE (PARCEL NUMBER 04-34-25-0000-02670-0000), 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 26-01SS**, 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 26-01SS** 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 16, 2026, 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 Medium Density Residential (MDR) on a portion of one parcel of land containing approximately +/-2.2 acres located at 119 Ohio Avenue, (eastern portion of Parcel Number 04-34-25-0000-02670-0000). and shown on the Legal Description and Proposed Future Land Use Map attached as Composite 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 _____, 2026.

PASSED on second and final reading by the City Commission of the City of Wauchula, Florida, at regular session this ____ day of _____, 2026.

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:

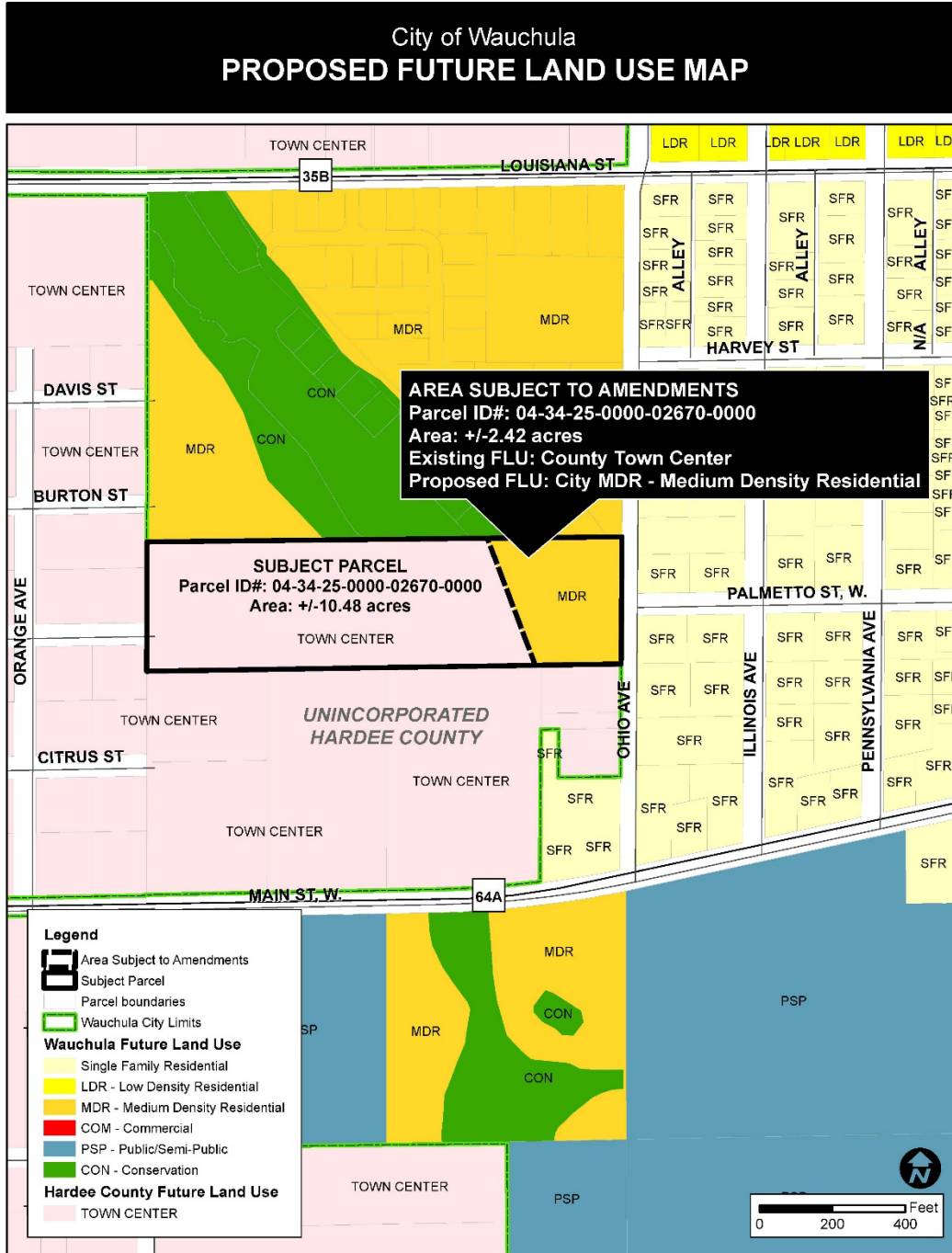
Stephanie Camacho, City Clerk

Richard Keith Nadaskay, Jr., Mayor

APPROVED AS TO FORM AND LEGALITY:

Thomas A. Cloud, City Attorney

Ordinance No. 2026-06 Composite Exhibit "A" Legal Description and Future Land Use Map Page 2 of 2



ORDINANCE NO. 2026-07

AN ORDINANCE OF THE CITY OF WAUCHULA, FLORIDA; PROVIDING FOR AN AMENDMENT TO THE ZONING MAP OF THE CITY OF WAUCHULA, FLORIDA, FROM COUNTY FARM RESIDENTIAL (FR) TO CITY R-3, MULTI FAMILY ON ONE PARCEL OF LAND CONTAINING APPROXIMATELY +/-2.2 ACRES OF LAND LOCATED AT 119 OHIO AVENUE (PARCEL NUMBER 04-34-25-0000-02670-0000), AS IDENTIFIED IN EXHIBIT "A" HEREOF; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Noey A. Flores (the "Applicant") on behalf of Nogzi M. Konan (the "Owner") requests a change of zoning from County Farm Residential (FR) to City R-3, Multi Family Residential on a portion of one parcel of land containing approximately +/-2.2 acres located at 119 Ohio Avenue, (Parcel Number 04-34-25-0000-02670-0000).and

WHEREAS, the real property which is the subject of this Ordinance constitutes less than five percent (5%) of the municipally zoned area of the City; and

WHEREAS, on March 16, 2026, in accordance with Section 163.3174, Florida Statutes, and applicable law, 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 considered the Applicant's request for rezoning as set forth in this Ordinance which included, but is not limited to, testimony and argument(s) from interested and/or aggrieved parties; and

WHEREAS, on March 16, 2026, the interested and/or aggrieved parties and citizens in attendance were provided with an opportunity to be heard and present testimony to the City's Planning and Zoning Board; and

WHEREAS, on March 16, 2026, after considering all the facts and testimony presented by the City, interested and/or aggrieved parties, and citizens in attendance, the City's Planning and Zoning Board voted to recommend approval of the Applicant's request for the rezoning as set forth in this Ordinance to the City Commission; and

WHEREAS, as a result of this Ordinance being initiated by the Applicant (not the municipality), the City Commission of the City of Wauchula held duly noticed public hearings regarding the parcel shown on Exhibit "A" in accordance with Section 166.041 (3), Florida Statutes, to provide the public an opportunity to be heard, obtain public comment, and receive and consider all written and oral testimony presented during such public hearings, including supporting documentation; and

WHEREAS, the City Council of the City of Wauchula has adopted Ordinance 2026-06, a Future Land Use Map Amendment to the City's Comprehensive Plan, designating

the subject parcel depicted in Exhibit "A," attached hereto and incorporated herein, with a Future Land Use designation of "Low Density Residential;" and

WHEREAS, in exercise of its authority, the City Commission of the City of Wauchula has determined it necessary to amend the Official Zoning Map to change the City zoning classifications assigned to this property.

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

Section 1. AMENDMENT TO THE OFFICIAL ZONING MAP. the Commission of the City of Wauchula, Florida, amends its Official Zoning Map in the following specific manner:

The Official Zoning Map is amended to specifically change the zoning from County Farm Residential (FR) to City Multi Family Residential(R-3) on the eastern +/-2.2 acres of p\one parcel of land located at 119 Ohio Avenue, (a portion of Parcel Number 04-34-25-0000-02670-0000).

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 concurrent with the effective date of Ordinance 2026-06.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Wauchula, the ___ day of ___, 2026.

PASSED on second and final reading by the City Commission of the City of Wauchula, Florida, at regular session this ___ day of _____, 2026.

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

Ordinance No. 2026-07
Composite Exhibit "A"
Legal Description and Zoning Map
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