

RESOLUTION 2026-11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WAUCHULA, FLORIDA; VACATING A CERTAIN UNNAMED AND UNUTILIZED ALLEY LOCATED TO THE WEST OF LOTS 1, 2, 3, 4, 16, 17, AND 18, BLOCK A AND TO THE EAST OF LOT 37, BLOCK B, ALSO TO THE EAST OF A PARCEL LYING NORTH OF THE BOUNDARY OF BLOCK B AND ALSO THAT ALLEYWAY LYING SOUTH OF LOT 4 AND NORTH OF LOTS 5 AND 18, TO INCLUDE THE NORTH 2 FEET OF LOT 5 AS PER REVIEW OF DESCRIPTIONS PER OFFICIAL RECORDS BOOK 145 PAGE 228 & PAGE 229 ALL BEING IN “FOSTER’S ADDITION” AND “R. F. FOSTER’S ADDITION”, SUBDIVISION PLAT, IN THE CITY OF WAUCHULA, THIS BEING IN ADDITION TO THAT PART DESCRIBED IN RESOLUTION 2021-03, AND RECORDED AS INSTRUMENT #202125003601; PROVIDING FOR A COPY TO BE FURNISHED TO HARDEE COUNTY; PROVIDING FOR THE CORRECTION OF SCRIVENER’S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Wauchula, Florida (“Commission”) acquired through dedication that certain alley depicted on the map attached to and incorporated in this Resolution as Exhibit “A”; and,

WHEREAS, the City’s staff has determined that there exists an unnamed alley over property not in use by or maintained by the City; and,

WHEREAS, the City previously closed a portion of this alley as set forth in Resolution 2021-03 and recorded in the Official Records of Hardee County, Florida, Instrument #202125003601; and

WHEREAS, the City has made the necessary findings set forth below, provided the necessary public notice, and held the public hearing so that the Commission may vacate any rights it or the public may have in a certain unnamed and unutilized alley described as: A certain unnamed and unutilized alley located to the west of Lots 1, 2, 3, 4, 16, 17, and 18, Block A and to the east of Lot 37, Block B, also to the east of a parcel

lying north of the boundary of Block B and also that alleyway lying south of Lot 4 and north of Lots 5 and 18, to include the north 2 feet of Lot 5 as per review of descriptions per Official Records Book 145, page 228 & page 229, all being in “Foster’s Addition” and “R. F. Foster’s addition” Subdivision Plat, Wauchula, Florida; and,

WHEREAS, there are no utilities located within portions of the certain underlying and unimproved alley and no public use thereof; and

WHEREAS, the owner(s) will not be affected by the proposed vacation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WAUCHULA, FLORIDA, THAT:

Section 1. Vacation of Alley. The City Commission of Wauchula (the “City Commission”) hereby approves the vacation of the alley described as: A certain unnamed and unutilized alley located to the west of Lots 1, 2, 3, 4, 16, 17, and 18, Block A and to the east of Lot 37, Block B, also to the east of a parcel lying north of the boundary of Block B and also that alleyway lying south of Lot 4 and north of Lots 5 and 18, to include the north 2 feet of Lot 5 as per review of descriptions per Official Records Book 145, page 228 & page 229, all being in “Foster’s Addition” and “R. F. Foster’s addition” Subdivision Plat, Wauchula, Florida.

Section 2. Findings. In adopting this Ordinance, the City Commission hereby makes and expresses the following findings, purposes, and intent:

(1) The City of Wauchula, Florida, has been conferred authority to vacate any street or alley or part of street or alley by virtue of Chapter 166, Florida Statutes, as amended, Chapter 177, Florida Statutes, and §§ 16-41 through 16-43, Code of Ordinances, City of Wauchula.

(2) The City Commission of the City of Wauchula, Florida, scheduled a public hearing on May 11, 2026, for the purpose of hearing objections to the vacating of said publicly owned property and notice thereof was duly published.

(3) A copy of the said Resolution and a copy of said notice was mailed by certified mail, return receipt requested, to all persons whose property abuts the said easement affected by the proposed vacation.

(4) The City Commission hereby finds and determines that the public alley no longer serves a public purpose and the vacation of the public alley is in the public interest, because the public no longer benefits from the use of the subject alley as part of the city street system; the proposed action is consistent with the Comprehensive Plan; the proposed vacation is consistent with the minimum block size requirements and other applicable street connectivity standards; the proposed action will not deny access to private property; the proposed action will not negatively affect the public safety, the safety of pedestrians or vehicular traffic; and the proposed action will not negatively affect municipal services, require the relocation of utilities, or change the design or character of the area. Furthermore, the loss of this alley will not foreclose reasonably foreseeable future bike/pedestrian use, will not foreclose non-motorized access to adjacent land uses or transit stops, and there is no reasonably foreseeable need for any type of transportation corridor for the area.

(5) The City Commission, after having made a thorough study of the changing conditions in the neighborhood, being apprised of the existing facts, taking into consideration the other streets and alleys whereby property owners have access to their

property, have determined that it is in the best interest of the City of Wauchula and its residents that the said unnamed easement shall be forever vacated and abandoned.

Section 3. Copy Furnished to Hardee County. A copy of this Resolution shall be furnished to the Hardee County Board of County Commissioners.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage as a non-emergency Resolution at one scheduled meeting of the City Commission of the City of Wauchula, upon its approval and adoption by said Commission, and when certified as to passage and a certified copy has been filed in the office of the Circuit Court clerk and duly recorded in the public records of Hardee County, Florida.

DULY PASSED, AND ADOPTED by the City Commission of the City of Wauchula, Florida, this 11th day of May, 2026, at a regular meeting of the City Commission of the City of Wauchula, Florida.

(SEAL)

ATTEST:

CITY OF WAUCHULA, FLORIDA

Stephanie Camacho, City Clerk

Richard Keith Nadaskay, Jr., Mayor

**APPROVED AS TO FORM
CORRECTNESS:**

**Kristie Hatcher-Bolin
City Attorney**

Exhibit "A"

