



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

TO: City of Wauchula City Commission

PREPARED BY: Central Florida Regional Planning Council

AGENDA DATE: September 8, 2025

SUBJECT:

ORDINANCE 2025-12: FUTURE LAND USE MAP AMENDMENT:

An applicant-initiated request to amend the **Future Land Use classification** from County Town Center to City Low Density Residential (LDR) on one parcel of land containing approximately +/-0.28 acres located at 572 Stenstrom Road, (Parcel Number 09-34-25-0830-00003-0024).

ORDINANCE 2025-13: REZONING:

An applicant-initiated request to amend the **Zoning Map** from County Farm Residential (FR) to City R-2, Single Family Residential/Duplexes on one parcel of land containing approximately +/-0.28 acres located at 572 Stenstrom Road, (Parcel Number 09-34-25-0830-00003-0024).

AGENDA AND HEARING DATES:

August 18, 2025, 5:30 PM	Planning and Zoning Board (Public Hearing)
September 8, 6:00 PM City	City Commission (First Reading)
October 13, 2025, 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
- Applications (Comprehensive Plan Map Amendment & Rezoning)

PLANNING AND ZONING BOARD MOTION

On September 18, 2025, the Planning and Zoning Board voted unanimously to forward the proposed Future Land Use Map Amendment and rezoning to the City Commission with recommendations of approval.

CITY COMMISSION MOTION OPTIONS (FIRST READING):

Future Land Use Map Amendment Motion Options:

1. I move the City Commission approve Ordinance 2025-12 on First Reading.
2. I move the City Commission approve Ordinance 2025-12 on First Reading with changes.
3. I move continuation to a date and time certain.

Rezoning Motion Options:

1. I move the City Commission approve Ordinance 2025-13 on First Reading.
2. I move the City Commission approve Ordinance 2025-13 on First Reading with changes.
3. I move continuation to a date and time certain.

OVERVIEW:

Applicant/ Owner	Randy Mayer
Parcel ID	09-34-25-0830-00003-0024
Total Subject Area	+/-0.28 acres
Existing Future Land Use	County Town Center
Proposed Future Land Use	City Low Density Residential
Existing Zoning	County Farm Residential (FR)
Proposed Zoning	R-2, Single-Family Residential/Duplexes

Randy Mayer (applicant and owner) is requesting the assignment of City of Wauchula Future Land Use and Zoning designations on one parcel of land totaling +/-0.28-acres. The request is to assign a Future Land Use designation of City Low Density Residential and a Zoning District of R-2, Single-Family Residential/Duplexes. The reason for this request is to assign a City Future Land Use and zoning after annexation. See aerial photo map below.

City of Wauchula AERIAL PHOTO MAP



FUTURE LAND USE REQUEST

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

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

The **Town Center** 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 – Low Density Residential City of Wauchula Comprehensive Plan, Future Land Use Element, Policy 1.6(c)

This category permits higher density residential uses consistent with duplexes and related neighborhood or public uses, with a maximum density of eight units per acre

ZONING REQUEST

The applicant is requesting a Zoning Map amendment from County Farm Residential (FR) to City R-2, Single Family Residential/Duplexes. 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 2.02.02.05 (B) - R-2, Single-Family Residential/Duplexes

The purpose of this district is to provide the opportunity for conventional single-family development and duplexes in appropriate areas of the City, compatible with existing development and in conformance with the provisions of the Comprehensive Plan.

PROPERTY INFORMATION

The request includes one parcel totaling approximately +/-0.28 acres. The property has a Future Land Use designation of County Town Center. The applicant is requesting the City assign a Future Land Use designation of City Low Density Residential (LDR) and a zoning of R-2, Single-Family Residential/Duplexes on the parcel because 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 Hardee County Town Center, City Commercial, and City Low Density Residential. The property to the north and south are in unincorporated Hardee County and the land to the west, and east are in the City of Wauchula. See attached maps.

<u>Northwest:</u> FLU: County TCN Zoning: County F-R Use: Vacant	<u>North:</u> FLU: County TCN Zoning: County F-R Use: Vacant	<u>Northeast:</u> FLU: City Commercial Zoning: City C-1 Use: Vacant
<u>West:</u> FLU Low Density Residential Zoning: R-2 Use: Vacant	<u>Subject Properties:</u> Current FLU: County TCN Requested FLU: Low Density Residential Current Zoning: County F-R Requested Zoning: R-2 Use: Residential	<u>East:</u> FLU: LDR Zoning: R-2 Use: Vacant
<u>Southwest:</u> FLU: County TCN Zoning: County F-R Use: Vacant	<u>South:</u> FLU: County TCN Zoning: County F-R Use: Vacant	<u>Southeast:</u> FLU: County TCN Zoning: County F-R Use: Vacant

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 Stenstrom Road.

The table below shows the density for the amendment to the Zoning Map request for the property.

	Existing Zoning: County Farm Residential	Proposed Zoning: R-2, Single-Family Residential/Duplexes
Density	2 DU/Acre	8 DU/Acre

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 Stenstrom Road on the south. Access to the site will be via an existing driveway onto Stenstrom Road.

Environmental Impacts

According to the FEMA FIRM maps no portion of the site is located in a FEMA Flood Zone.

School Impacts

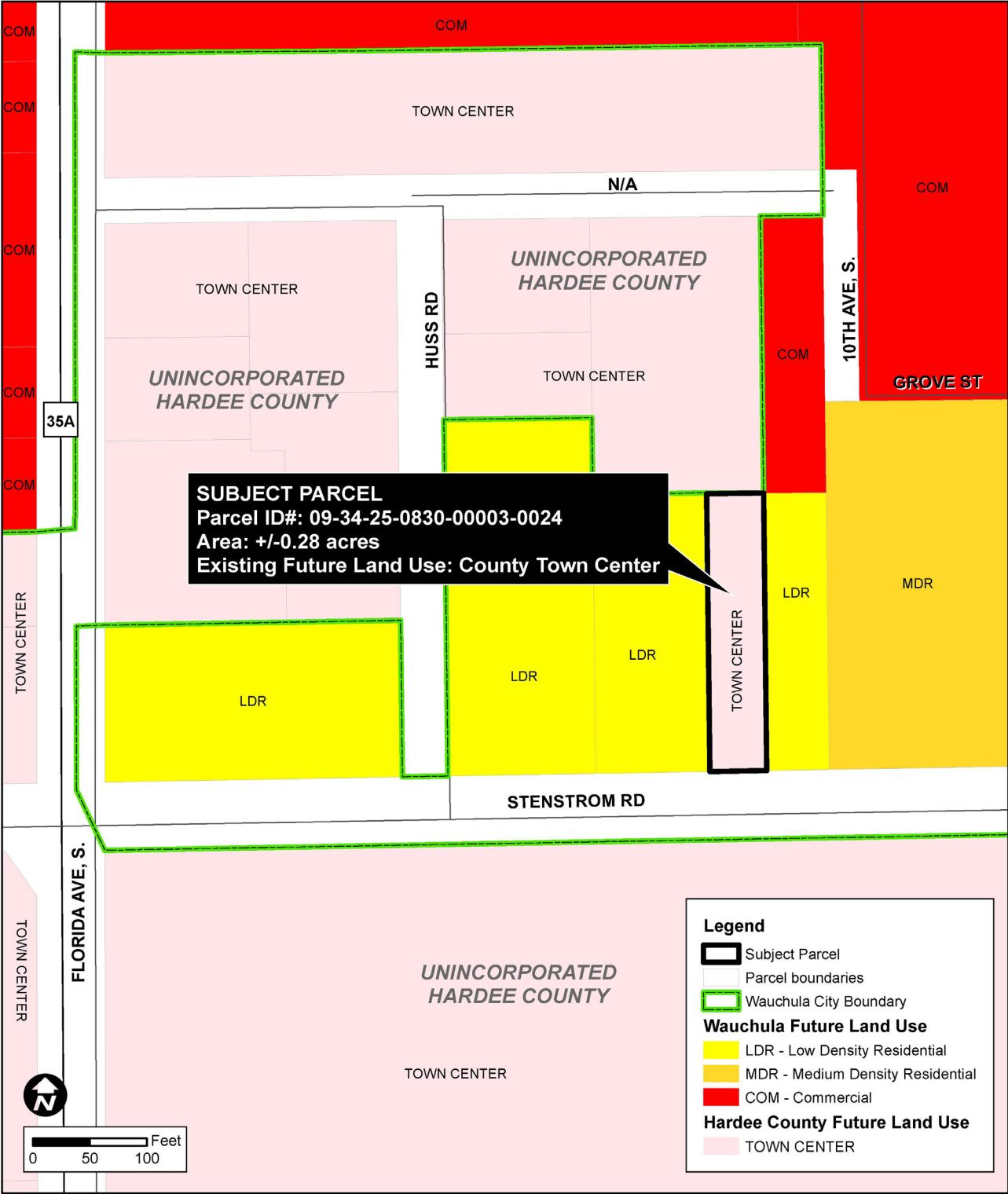
The requested Future Land Use and Zoning does permit the development of residential developments, but due to the size of the parcel, no more than 1 unit. One unit will have a de minimis effect on the surrounding schools.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

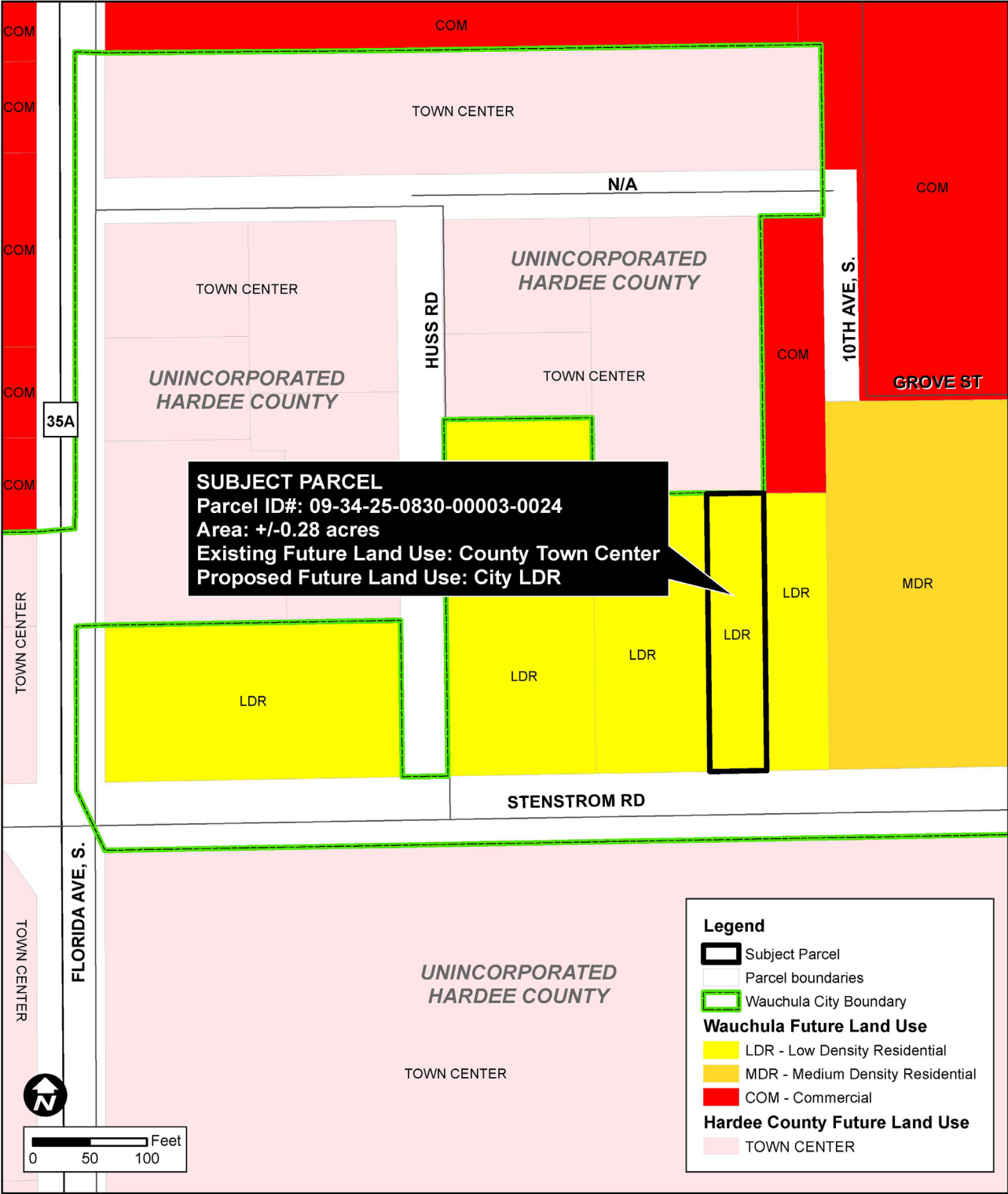
The Future Land Use Map amendment is **consistent** with the City of Wauchula Comprehensive Plan. The change in Future Land Use for the property will permit the property owner to utilize the parcels for commercial or, potentially, residential purposes.

The Zoning amendment is **consistent** with the proposed Future Land Use Map amendment.

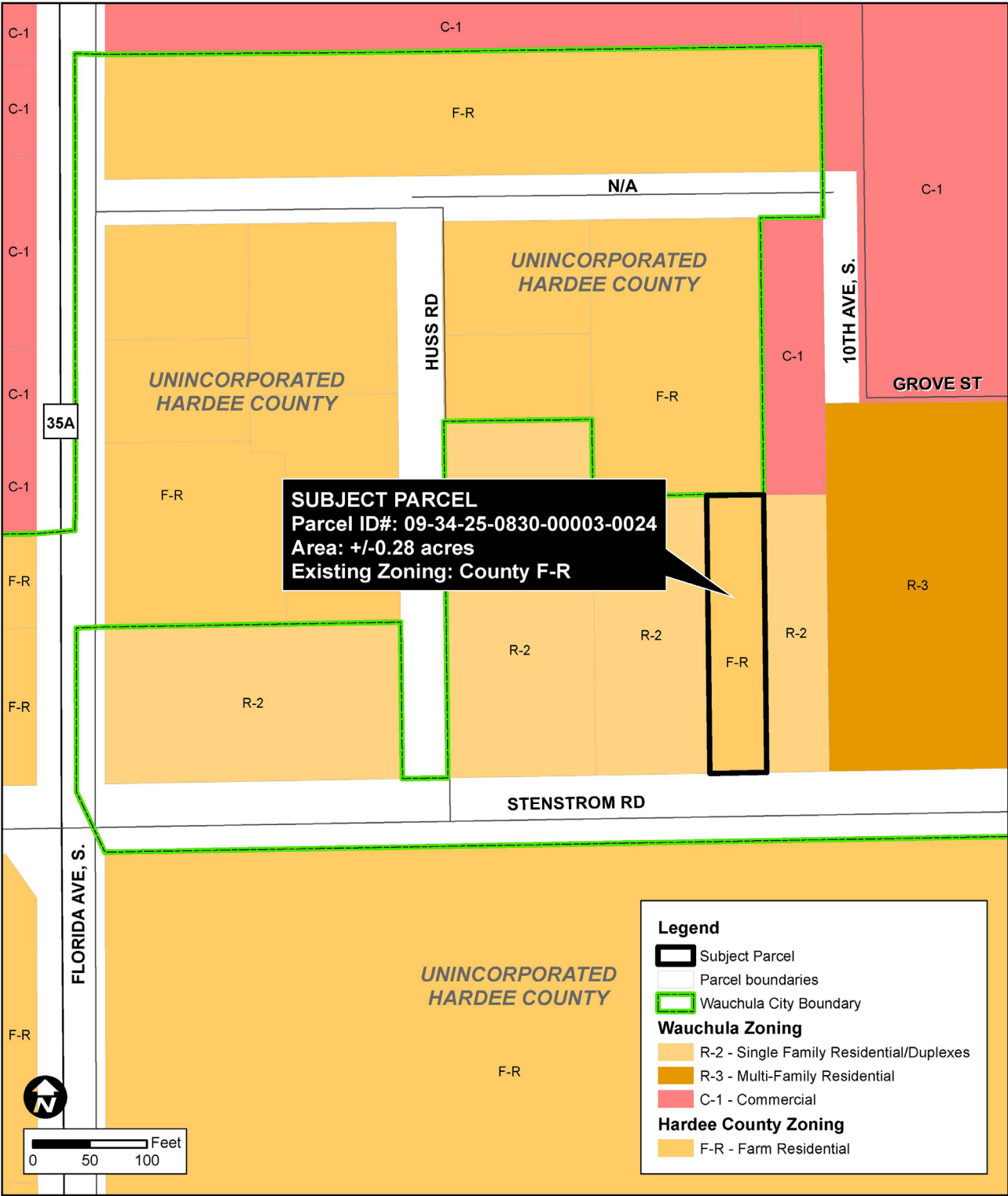
City of Wauchula
EXISTING FUTURE LAND USE MAP



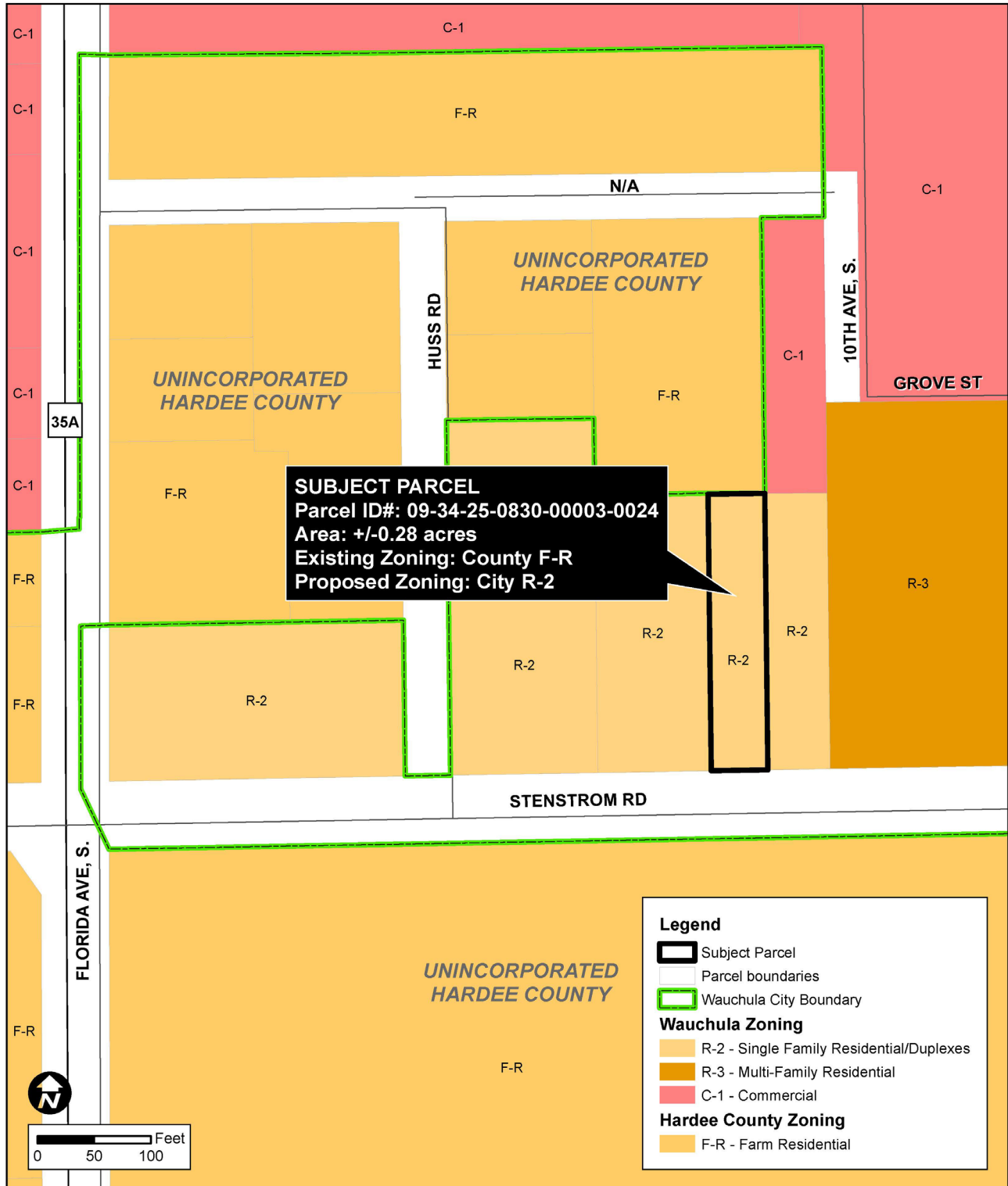
City of Wauchula
PROPOSED FUTURE LAND USE MAP



City of Wauchula EXISTING ZONING MAP



City of Wauchula PROPOSED ZONING MAP



Application

FILL OUT COMPLETELY

Date Submitted

6/11/25

CITY OF WAUCHULA

____ SPECIAL EXCEPTION ____ VARIANCE ✓ ANNEXATION
____ RE-ZONE ✓ FUTURE LAND USE AMENDMENT
____ SUBDIVISION PLAT ____ 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:

Randy Mayer

Address of request:

572 Stenstrom rd

Mailing address:

572 Stenstrom rd

Daytime Telephone:

941-932-5861

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

F-R

Future Land Use

Town Center

Size of Parcel:

.28 AC

Current Improvements: (Buildings, etc. on property)

Put up Pole Barn

Reason for request:

Put up 24X36 Pole Barn

If Annexation and/or Re-Zone:

Current County Zoning Classification F-R

City Zoning Classification and Future Land Use classification sought: R-2, Low Density Res

What property usage is to the North: vacant, South: pasture,
East: Multi-Fam and West: vacant of your property (example: residence)?

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

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? —

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.

Randy Mayer

ORDINANCE NO. 2025-12

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 LOW DENSITY RESIDENTIAL (LDR) ON ONE PARCEL OF LAND CONTAINING APPROXIMATELY +/-0.28 ACRES LOCATED AT 572 STENSTROM ROAD, (PARCEL NUMBER 09-34-25-0830-00003-0024), AS IDENTIFIED IN EXHIBIT "A" HEREOF; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Randy Mayer (the "Applicant") requests a change of Future Land Use from County Town Center to City Low Density Residential (LDR) on one parcel of land containing approximately +/-0.28 acres located at 572 Stenstrom Road, (Parcel Number 09-34-25-0830-00003-0024) and

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 25-02SS**, 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 25-02SS** 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 July 21, 2025, 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 Low Density Residential (LDR) on one parcel of land containing approximately +/-0.28 acres located at 572 Stenstrom Road, (Parcel Number 09-34-25-0830-00003-0024). and shown on the Proposed Future Land Use Map attached as 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 ____, 2025.

PASSED on second and final reading by the City Commission of the City of Wauchula, Florida, at regular session this ____ day of ____, 2025.

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:

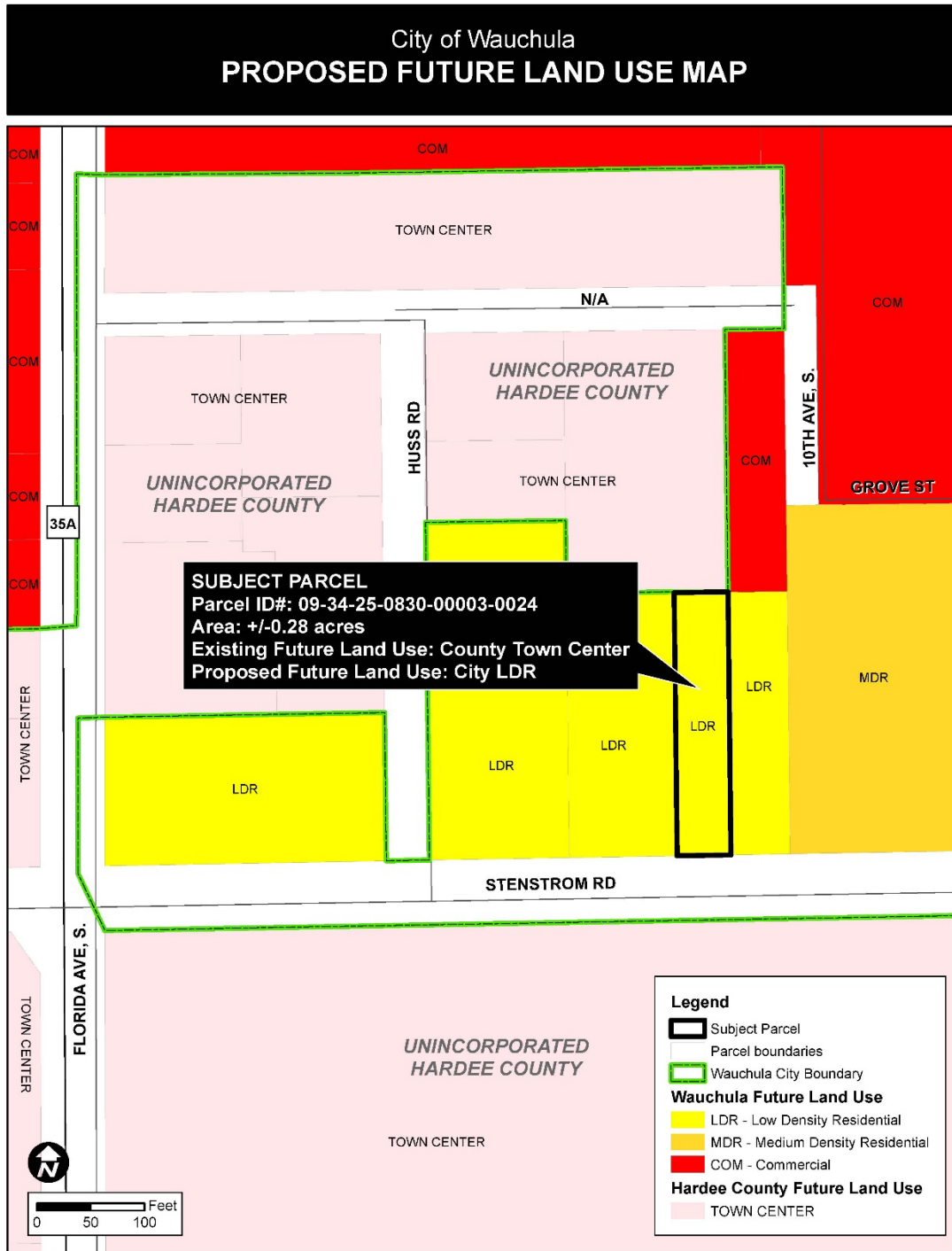
Stephanie Camacho, City Clerk

Richard Keith Nadaskay, Jr., Mayor

APPROVED AS TO FORM AND LEGALITY:

Thomas A. Cloud, City Attorney

Exhibit "A"
Ordinance No. 2025-04
Future Land Use Map



ORDINANCE NO. 2025-13

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-2, SINGLE FAMILY RESIDENTIAL/DUPLEXES ON ONE PARCEL OF LAND CONTAINING APPROXIMATELY +/-0.28 ACRES LOCATED AT 572 STENSTROM ROAD, (PARCEL NUMBER 09-34-25-0830-00003-0024), AS IDENTIFIED IN EXHIBIT "A" HEREOF; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Randy Mayer (the "Applicant") requests a change of zoning from County Farm Residential (FR) to City R-2, Single Family Residential/Duplexes on one parcel of land containing approximately +/-0.28 acres located at 572 Stenstrom Road, (Parcel Number 09-34-25-0830-00003-0024) 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 July 21, 2025, 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 July 21, 2025, 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 July 21, 2025, 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 Commission of the City of Wauchula has adopted Ordinance 2025-12, 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 R-2, Single Family Residential/Duplexes on one parcel of land containing approximately +/-0.28 acres located at 572 Stenstrom Road, (Parcel Number 09-34-25-0830-00003-0024).

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 2025-12.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Wauchula, the ____ day of ____, 2025.

PASSED on second and final reading by the City Commission of the City of Wauchula, Florida, at regular session this ____ day of ____, 2025.

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

Exhibit "A"
Ordinance No. 2025-05
Zoning Map

