



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

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**TO:** City of Wauchula City Commission

**PREPARED BY:** Central Florida Regional Planning Council

**AGENDA DATE:** November 10, 2025

**SUBJECT: FUTURE LAND USE MAP AMENDMENT:**

An applicant-initiated request to amend the **Future Land Use classification** from Public/Semi-Public to Commercial on two parcels of land containing approximately +/-2.27 acres located at 1001 North 6th Avenue, north of Bell Street, (Parcel Numbers 04-34-25-0350-0000A-0001 and 04-34-25-0000-06300-0000).

**REZONING:**

An applicant-initiated request to amend the **Zoning Map** from Public/Semi-Public (P/SP) to C-2 Highway Commercial/ Light Manufacturing on two parcels of land containing approximately +/-2.27 acres located at 1001 North 6th Avenue north of Bell Street, (Parcel Numbers 04-34-25-0350-0000A-0001 and 04-34-25-0000-06300-0000).

**AGENDA AND HEARING DATES:**

August 18, 2025, 5:30 PM Planning and Zoning Board (Public Hearing)  
September 8, 2025, 6:00 PM City Commission (First Reading)  
**November 10, 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
- Property Owner Notice letter (sent to surrounding property owners w/in 300 feet)
- 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 (Second READING):**

#### **Future Land Use Map Amendment Motion Options:**

1. *I move approval of Ordinance 2025-07 on Second Reading.*
2. *I move approval of Ordinance 2025-07 on Second Reading with changes.*
3. *I move continuation to a date and time certain.*

#### **Rezoning Motion Options:**

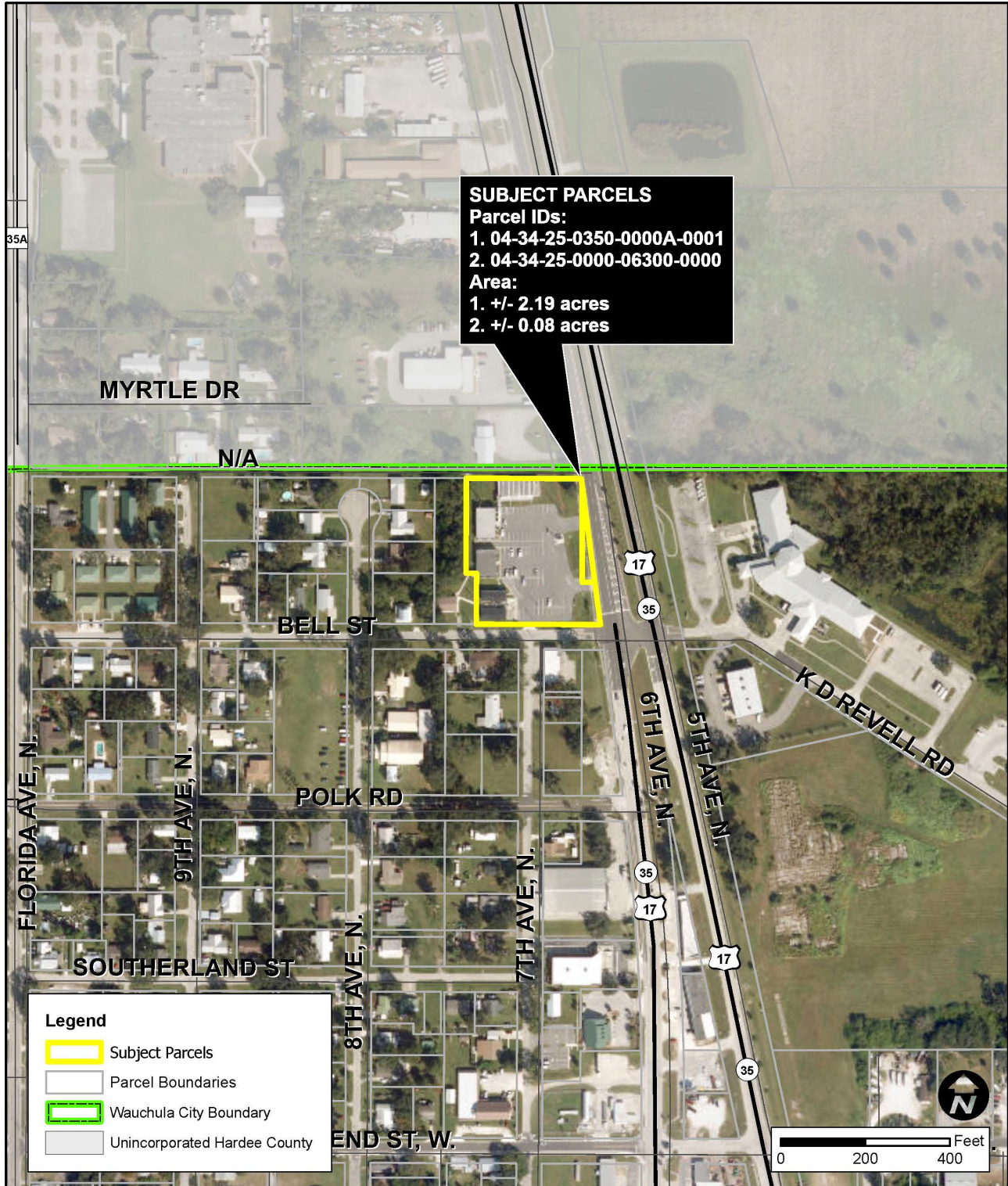
1. *I move approval of Ordinance 2025-08 on Second Reading.*
2. *I move approval of Ordinance 2025-08 on Second Reading with changes.*
3. *I move continuation to a date and time certain.*

### **OVERVIEW:**

<b>Applicant</b>	Hardee County School Board
<b>Property Owner (1)</b>	Hardee County School Board
<b>Parcel ID (1)</b>	04-34-25-0350-0000A-0001
<b>Property Owner (2)</b>	The Stockyard Property Group, LLC
<b>Parcel ID (2)</b>	04-34-25-0000-06300-0000
<b>Total Subject Area</b>	+/-2.27 acres
<b>Existing Future Land Use</b>	Public/Semi-Public
<b>Proposed Future Land Use</b>	Commercial
<b>Existing Zoning</b>	Public/Semi-Public
<b>Proposed Zoning</b>	C-2, Highway Commercial/Light Manufacturing

The Hardee County School Board and the Stockyard Property Group, LLC (applicants) are requesting the amendment of a City of Wauchula Future Land Use and Zoning designation on two parcels totaling +/-2.27-acres. The request is to amend the Future Land Use designation from Public/Semi Public to Commercial and to amend the zoning from Public/Semi-Public to Highway Commercial/Light Manufacturing (C-2) ay Commercial/Light Manufacturing to both parcels. The reason for this request is that the School Board plans to sell Parcel 1 and designating both parcels with a commercial FLU and zoning will enhance their marketability to potential buyers. See aerial photo map below.

# City of Wauchula Aerial Photo Map



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## **FUTURE LAND USE REQUEST**

The applicants are requesting a Future Land Use Map amendment from Public/Semi-Public to Commercial. Descriptions for both the existing and proposed Future Land Use categories are provided as follows.

### **EXISTING FUTURE LAND USE - Public/Semi-Public**

#### **City of Wauchula Comprehensive Plan, Future Land Use Element, Policy 1.6(h)**

This category includes local government buildings, educational facilities, hospitals, and other public and semi-public properties which are accessible to all citizens, compatible adjacent land uses and the environment, and promote the efficient use of infrastructure. Compatible public land uses are permissible within all land use designations. The floor area ratio of public buildings shall not exceed 2.0.

### **PROPOSED FUTURE LAND USE - Commercial**

#### **City of Wauchula Comprehensive Plan, Future Land Use Element, Policy 1.6(e)**

This category permits Single Family Residential, Low Density Residential, retail activity, wholesaling, light manufacturing and offices. The land development regulations shall ensure that these establishments are compatible with surrounding uses. The floor area ratio in the **Commercial** category shall not exceed 3.0.

## **ZONING REQUEST**

The applicants are requesting a Zoning Map amendment from City Public/Semi-Public (P/SP) to C-2 Highway Commercial/Light Manufacturing. Descriptions for both the existing and proposed Zoning categories are provided as follows.

### **EXISTING ZONING**

#### **City of Wauchula Land Development Code, Section 2.02.02.13(B) - P/SP Public/Semi Public Buildings and Grounds**

To identify local government buildings, educational facilities, hospitals, and other public and semi-public buildings and grounds, which are accessible to all citizens, compatible with adjacent land uses and the environment, and promote the efficient use of infrastructure. Properties which are publicly owned and open to recreational use by the public are included in this category. It encompasses sports facilities, and city, county, and state owned parks.

### **PROPOSED ZONING**

#### **City of Wauchula Land Development Code, Section 2.02.02.11(B) - C-2 Highway Commercial/Light Manufacturing**



The purpose of this district is to provide areas for a variety of commercial and light industrial uses that generate a high volume of traffic, have large parking needs or must be located on a highway, including retail commercial uses, light industrial uses, highway business uses, and other business establishments that are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare as well as low density single-family and multi-family residential uses interspersed with the commercial and light industrial uses.

## **PROPERTY INFORMATION**

The request includes two parcels totaling approximately +/-2.27 acres. The property has a Future Land Use designation of Public/Semi-Public and a zoning designation of Public/Semi-Public (PSP). The Hardee County School Board is requesting the City assign a Future Land Use designation of Commercial and a zoning of C-2 Highway Commercial/Light Industrial on both parcels to aid in the eventual sale of the parcels.

## **ANALYSIS:**

### **SURROUNDING PROPERTIES:**

As illustrated in the table below, the property is surrounded by commercial, public, residential and agricultural uses. The property to the south is in Wauchula and the property to the north, northwest and northeast are in unincorporated Hardee County.

<b><u>Northwest:</u></b> FLU: County TCN Zoning: County C-2 Use: Commercial	<b><u>North:</u></b> FLU: County TCN Zoning: County C-2 Use: Commercial	<b><u>Northeast:</u></b> FLU: County TCN Zoning: County A-1 Use: Agriculture
<b><u>West:</u></b> FLU Low Density Residential Zoning: R-2 Use: Residential	<b><u>Subject Properties:</u></b> Current FLU: PSP Requested FLU: Commercial Current Zoning: PSP Requested Zoning: C-2 Use: School Board Uses and Vacant	<b><u>East:</u></b> FLU: PSP Zoning: PSP Use: Public Buildings
<b><u>Southwest:</u></b> FLU: Low Density Residential Zoning: R-2 Use: Residential	<b><u>South:</u></b> FLU: Low Density Residential and Commercial Zoning: R-2 and C-2 Use: Residential and Commercial	<b><u>Southeast:</u></b> FLU: Industrial Zoning: Industrial Use: Vacant and Commercial

### **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 6<sup>th</sup> Street (US Highway 17).

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

	Existing Zoning: City P/SP	Proposed Zoning: C-2 Highway Commercial
Density/Intensity	1.0 FAR	C-2: 3.0 FAR
Density Potential	1.0 FAR	0.75 DU/Ac

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 North 6<sup>th</sup> Avenue (US Highway 17) on the west and Bell Street on the south. US Highway 17 is a state-maintained road. Currently, there are two driveways onto US Highway 17, if additional driveways are desired in the future, the applicant will need to contact the Florida Department of Transportation.

##### Environmental Impacts

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

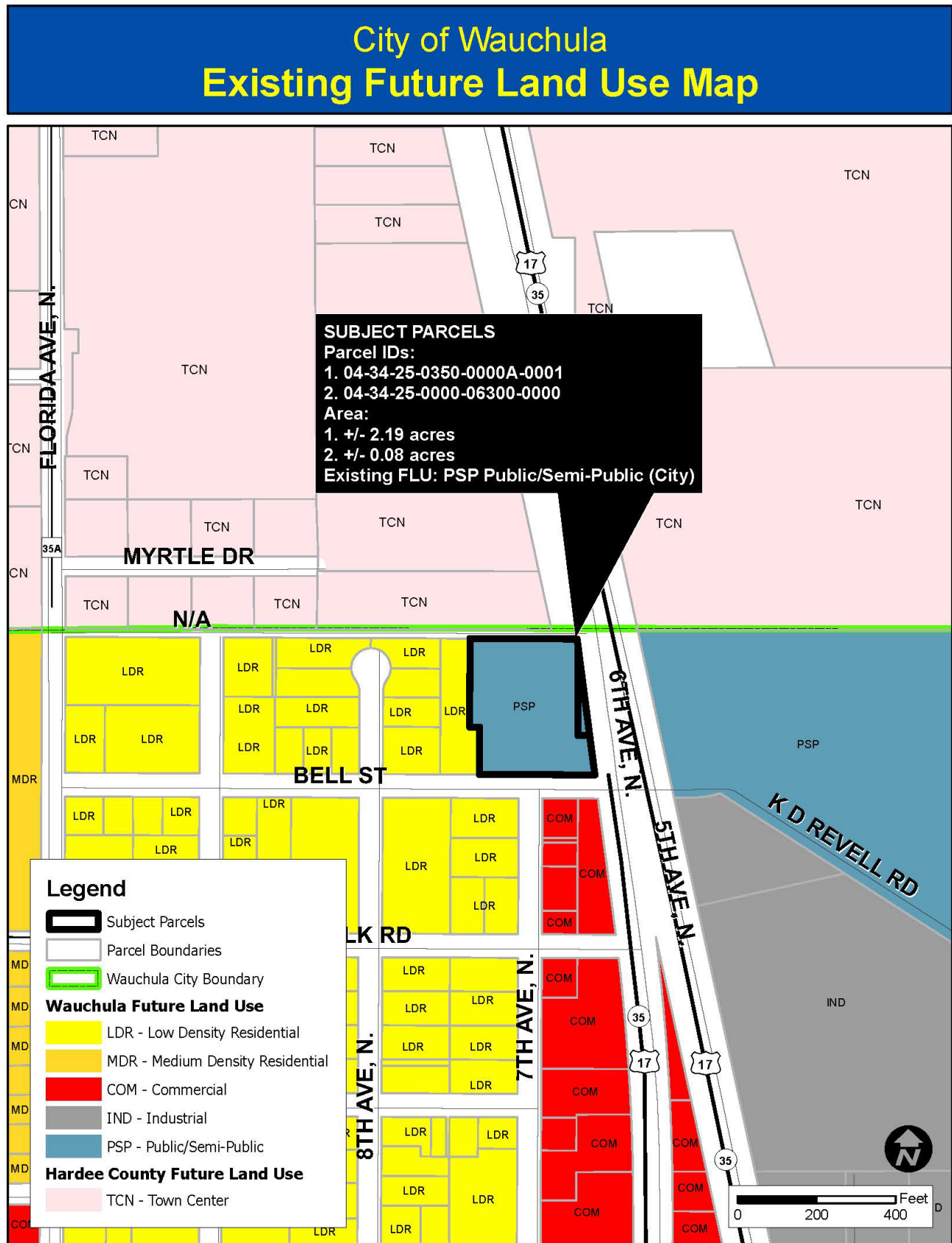
##### School Impacts

The requested Future Land Use and Zoning does permit the development of residential developments. If residential development is proposed in the future then coordination with Hardee County Schools will be required to determine the proposed impacts to schools.

#### **CONSISTENCY WITH THE COMPREHENSIVE PLAN:**

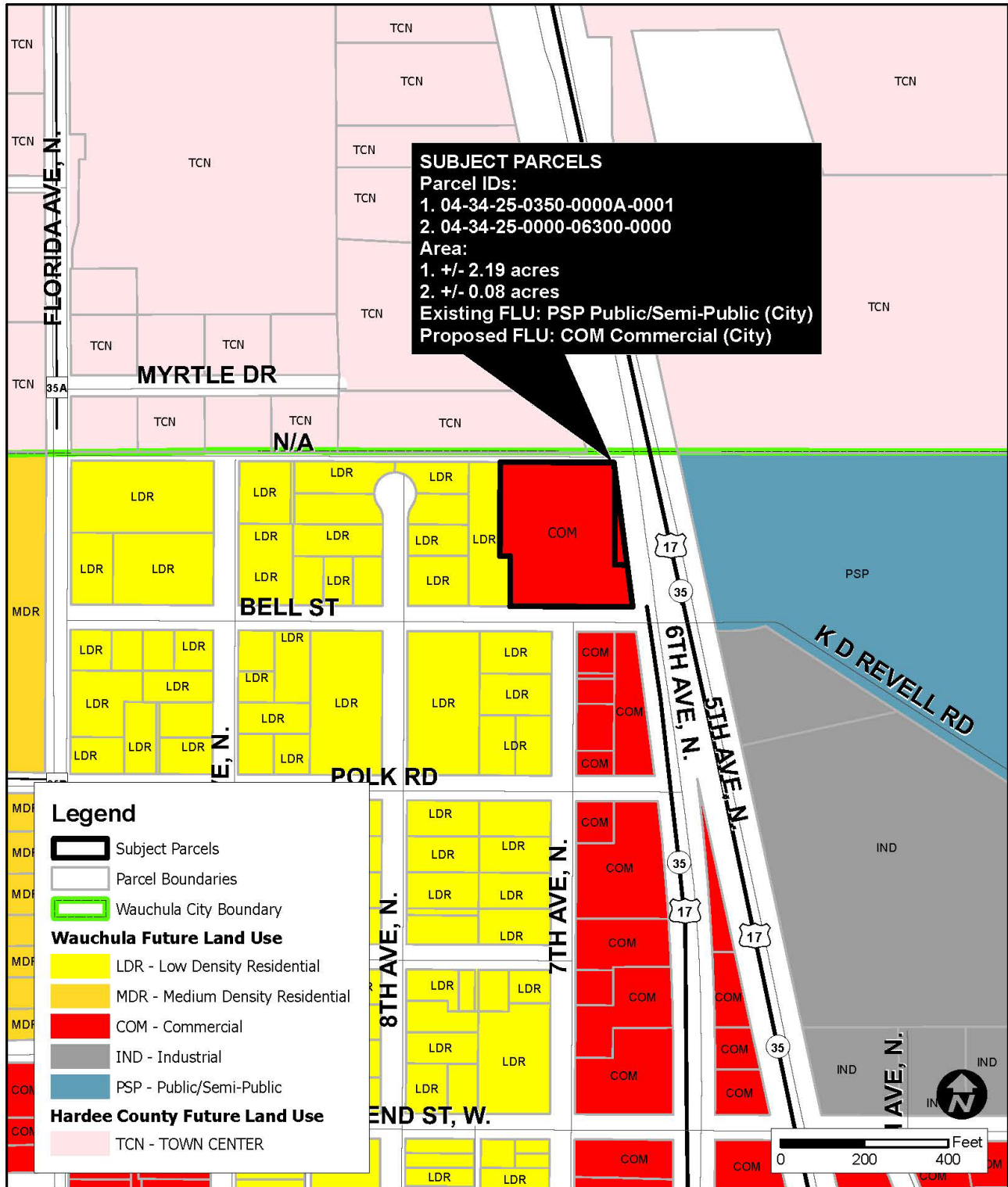
The Future Land Use Map amendment is **consistent** with the City of Wauchula Comprehensive Plan. The change in Future Land Use for the property will permit the property owner to utilize the parcels for commercial or, potentially, residential purposes.

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



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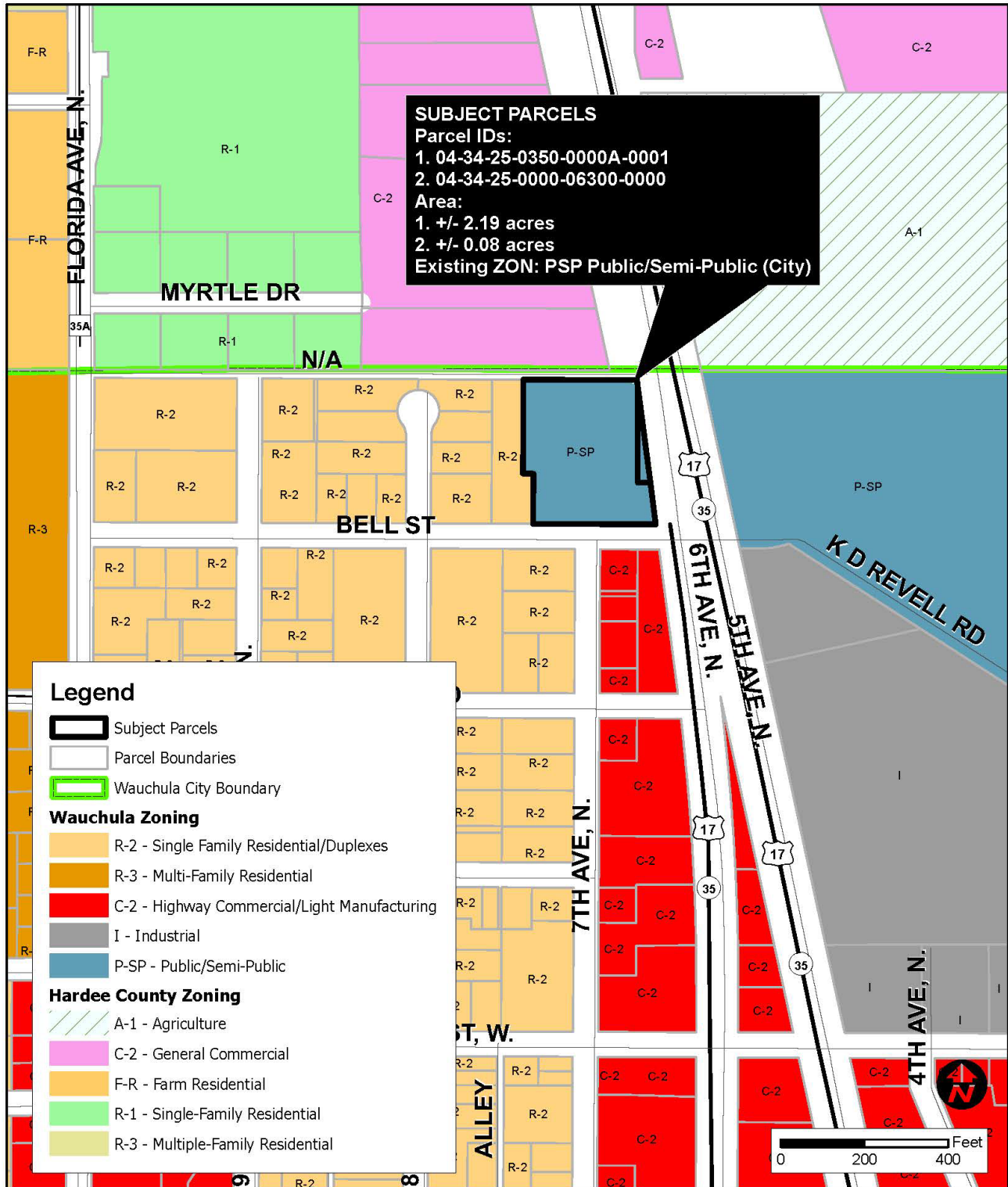
# City of Wauchula Proposed Future Land Use Map



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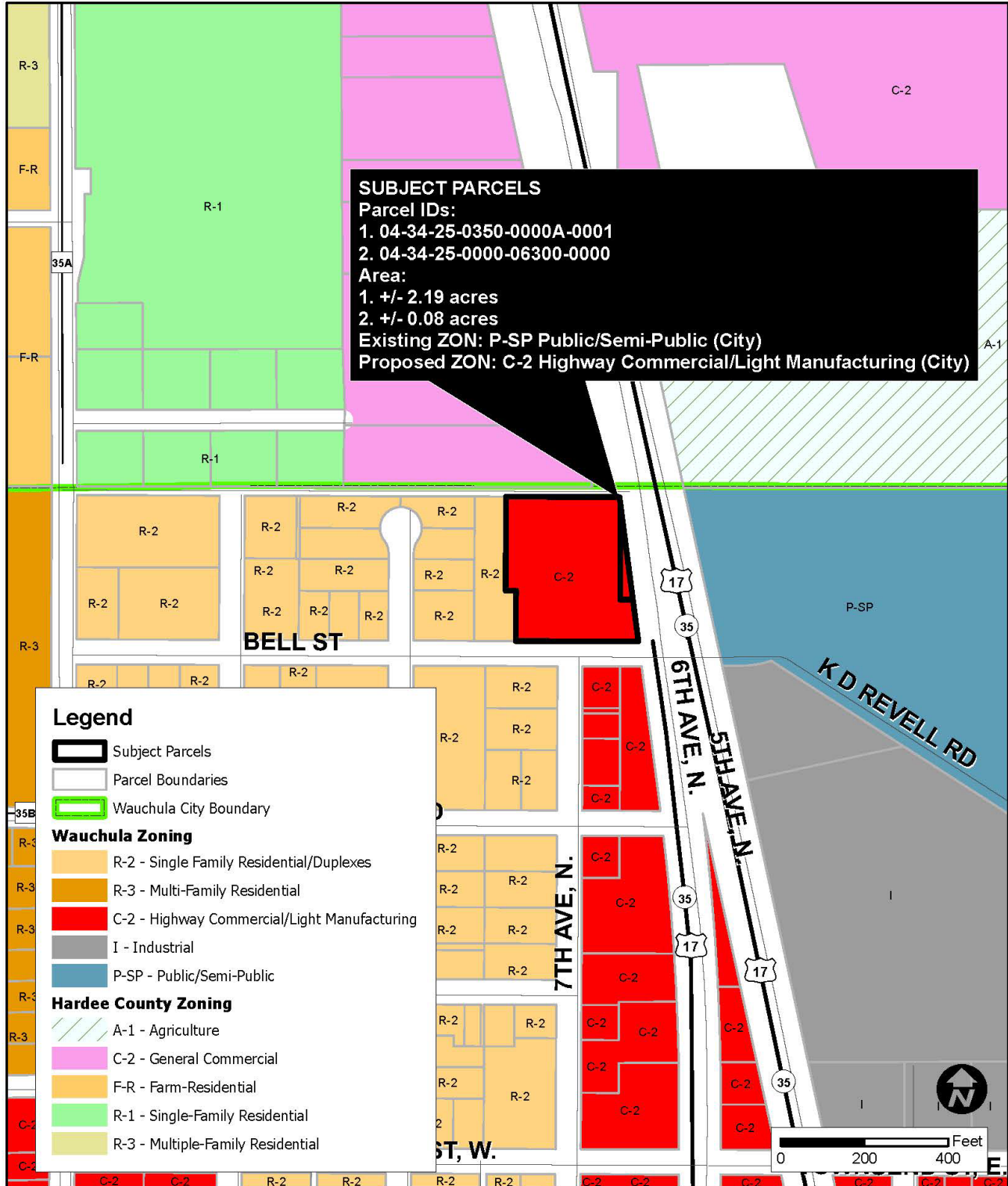


# City of Wauchula Existing Zoning Map



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# City of Wauchula Proposed Zoning Map



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# School Board Property Application

**FILL OUT COMPLETELY**

Date Submitted \_\_\_\_\_

## **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: School Board of Hardee County

Address of request: 1001 N. 6<sup>th</sup> Avenue

Mailing address: P.O. Drawer 1678

Daytime Telephone: 863-773-9058

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 P-SP Future Land Use C2

Size of Parcel: 2.165 acreage

Current Improvements: (Buildings, etc. on property) \_\_\_\_\_

Reason for request: sale of property



If Annexation and/or Re-Zone:

Current County Zoning Classification \_\_\_\_\_

City Zoning Classification and Future Land Use classification sought: \_\_\_\_\_

C 2

What property usage is to the North: commercial, South: C-2-,

East: P-SP - Health Dept. and West: R2 - single family of your property (example: residence)?

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

Population of parcel(s): \_\_\_\_\_

\*\*\*\*\*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.

Signature(s): Sony M. Bennett Date: 4/11/2025

Print Name(s): SONJA M. BENNETT

Signature of applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Print Name(s): \_\_\_\_\_

**FOR OFFICE USE ONLY**

\_\_\_ Application \_\_\_\_\_

\_\_\_ Ad \_\_\_\_\_

\_\_\_ Copies \_\_\_\_\_ (.15 ea single sided)  
(.20 ea double sided)

\_\_\_ Postage \_\_\_\_\_

Total Due \_\_\_\_\_

# Stockyard Property Application

FILL OUT COMPLETELY

Date Submitted 5/28/25

## CITY OF WAUCHULA

\_\_\_\_ SPECIAL EXCEPTION \_\_\_\_ VARIANCE \_\_\_\_ ANNEXATION  
X RE-ZONE X 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: The Stockyard Property Group, LLC

Address of request: 0 N 6<sup>th</sup> Ave

Mailing address: P.O. Box 1420 Wauchula, FL 33873

Daytime Telephone: 813-335-7057

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 P-Sp Future Land Use P-SP

Size of Parcel: 1,650 sq ft. (.037) ac.

Current Improvements: (Buildings, etc. on property) Drive way

Reason for request: To Make Consistent with surrounding Property Changes

If Annexation and/or Re-Zone:

Current County Zoning Classification NA

City Zoning Classification and Future Land Use classification sought: C-2/Commercial

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

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

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

Population of parcel(s): 2

\*\*\*\*\*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: \_\_\_\_\_

\*\*\*\*\*

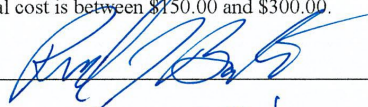
Have you filed any previous applications? No

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.

Signature(s):  Date: 5-28-25

Print Name(s): Rick J. Batema

Signature of applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Print Name(s): \_\_\_\_\_

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

November 10, 2025

**ORDINANCE NO. 2025-07**

**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 PUBLIC/SEMI-PUBLIC (PSP) TO COMMERCIAL ON APPROXIMATELY 2.27 ACRES LOCATED AT 1001 NORTH 6<sup>TH</sup> STREET, NORTH OF BELL STREET, (PARCEL NUMBERS 04-34-25-0350-0000A-0001 and 04-34-25-0000-06300-0000), 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 25-03SS**, 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 25-03SS** 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 Public/Semi-Public to Commercial on two parcels of land containing approximately +/-2.27 acres located at 1001 North 6th Avenue, north of Bell Street, (Parcel Numbers 04-34-25-0350-0000A-0001 and 04-34-25-0000-06300-0000) 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:**

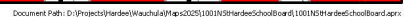
**APPROVED:**

\_\_\_\_\_  
Stephanie Camacho, City Clerk

\_\_\_\_\_  
Richard Keith Nadaskay, Jr., Mayor

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
Thomas A. Cloud, City Attorney



**ORDINANCE NO. 2025-08**

**AN ORDINANCE OF THE CITY OF WAUCHULA, FLORIDA; PROVIDING FOR AN AMENDMENT TO THE ZONING MAP OF THE CITY OF WAUCHULA, FLORIDA, SPECIFICALLY CHANGING THE ZONING MAP FROM PUBLIC/SEMI-PUBLIC (PSP) TO C-2 HIGHWAY COMMERCIAL/LIGHT MANUFACTURING ON APPROXIMATELY 2.27 ACRES LOCATED AT 1001 NORTH 6<sup>TH</sup> STREET, NORTH OF BELL STREET, (PARCEL NUMBERS 04-34-25-0350-0000A-0001 and 04-34-25-0000-06300-0000), AS IDENTIFIED IN EXHIBIT "A" HEREOF; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Hardee County Board of County Commissioners (the "Applicant") requests a change of zoning from Public/Semi-Public (P/SP) to C-2 Highway Commercial/Light Manufacturing on two parcels of land containing approximately +/-2.27 acres located at 1001 North 6th Avenue north of Bell Street, (Parcel Numbers 04-34-25-0350-0000A-0001 and 04-34-25-0000-06300-0000) 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 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 2025-07, 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 "Commercial;" 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 Public/Semi-Public (P/SP) to C-2 Highway Commercial/ Light Manufacturing on two parcels of land containing approximately +/-2.27 acres located at 1001 North 6th Avenue north of Bell Street, (Parcel Numbers 04-34-25-0350-0000A-0001 and 04-34-25-0000-06300-0000).

**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 2025-07.

**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



