

**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**

