

**ORDINANCE 2026-05**

**AN ORDINANCE OF THE CITY OF WAUCHULA, FLORIDA; ANNEXING APPROXIMATELY 2.245 ACRES LOCATED AT 119 OHIO AVENUE (PARCEL NUMBER 04-34-25-0000-02670-0000) AS FURTHER IDENTIFIED IN EXHIBIT “A” HEREOF, INTO THE INCORPORATED LIMITS OF THE CITY OF WAUCHULA, FLORIDA; PROVIDING FOR PUBLICATION OF NOTICE OF THE PROPOSED ANNEXATION, THE MAILING OF CERTIFIED NOTICE TO THE COUNTY, AND FILING OF A CERTIFIED COPY OF THIS ORDINANCE WITH THE CLERK OF CIRCUIT COURT IN AND FOR HARDEE COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF HARDEE COUNTY, AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 171 Florida Statutes, authorizes and empowers incorporated municipalities of the State of Florida to annex into the incorporated limits of said municipalities unincorporated areas of the county in which said municipalities are located, provided certain criteria are followed; and

**WHEREAS**, Ngozi Konan, owner of the hereinafter described land located within the unincorporated area of Hardee County, Florida (the “County”) has requested, consented to, and petitioned the City of Wauchula (“City”) to annex said land into the incorporated limits of the City, pursuant to the criteria of Section 171.044, Florida Statutes; and

**WHEREAS**, the City Commission hereby finds and determines that said land is contiguous, reasonably compact, and urban in character as defined in Section 171.031, Florida Statutes; and

**WHEREAS**, pursuant to, and in compliance with the law, notice has been given

by publication once a week for two consecutive weeks in a newspaper of general circulation notifying the public of this proposed ordinance and of public hearings to be held at City Hall in the City of Wauchula; and

**WHEREAS**, in the exercise of its authority, the City Commission of the City has determined it is in the best interest of the public health, safety and general welfare of the City and its residents to annex said land into the incorporated limits thereof.

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

**Section 1. Annexation of Property.** The “Konan property”, pursuant to Section 171.044, Florida Statutes shall be and is hereby annexed into the incorporated limits of the City of Wauchula, Florida, and the boundary lines of the municipality shall be redefined to include the property described in Exhibit “A” attached to and incorporated into this ordinance.

**Section 2. Incorporation of Recitals.** The recitals to this Ordinance are hereby incorporated herein by reference and are fully effective as part of this Ordinance.

**Section 3. Notice of Proposed Annexation.** Notice of the proposed annexation shall be published at least once each week for two consecutive weeks in a newspaper published in Hardee County, Florida, before final passage. A certified copy of this Ordinance shall, after adoption, be filed with the Clerk of the Circuit Court and the Chief Administrative Officer in and for Hardee County, Florida, and with the Department of State, of the State of Florida, within seven (7) days after the adoption of this Ordinance. Not fewer than 10 days prior to publishing or posting the ordinance notice required under state statute, the City Commission shall provide a copy of the notice, via certified mail, to the Board of the County Commissioners of Hardee County, Florida.

**Section 4. Land Use and Zoning.** The said property shall, upon annexation, remain subject to the County’s land use plan and zoning or subdivision regulations until the City adopts a comprehensive plan amendment that includes the property annexed. The City is simultaneously processing plan amendment and rezoning requests from the owner.

**Section 5. Severability.** If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full effect.

**Section 6. Repeal of Prior Inconsistent Ordinances and Resolutions.** All other ordinances which conflict with this or any part of this Ordinance are hereby repealed.

**Section 7. Effective Date.** The ordinance shall take effective immediately upon adoption by the City Commission of the City of Wauchula, Florida.

**INTRODUCED and PASSED** on first reading in regular session of the City Commission of the City of Wauchula, Florida, this \_\_\_\_ day of April, 2026.

**ATTEST:**

**CITY OF WAUCHULA, FLORIDA**

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

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

**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 approval 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 Sherri Albritton	_____ insert yes or no
Commissioner Richard Keith Nadaskay, Jr.	_____ insert yes or no
Commissioner Gary D. Smith	_____ insert yes or no
Commissioner Russell Graylin Smith	_____ insert yes or no

(SEAL)

**ATTEST:**

**CITY OF WAUCHULA, FLORIDA**

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

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

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
Kristie Hatcher-Bolin, City Attorney

**EXHIBIT "A": LEGAL DESCRIPTION AND MAP**

**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 for 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 204.33 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.



