



**CITY OF WAUCHULA
HARDEE PROPERTY ANNEXATION
STAFF REPORT & PROPOSED AMENDMENTS
March 2, 2026**

TO: City of Wauchula City Commission

PREPARED BY: Kyle Long, City of Wauchula

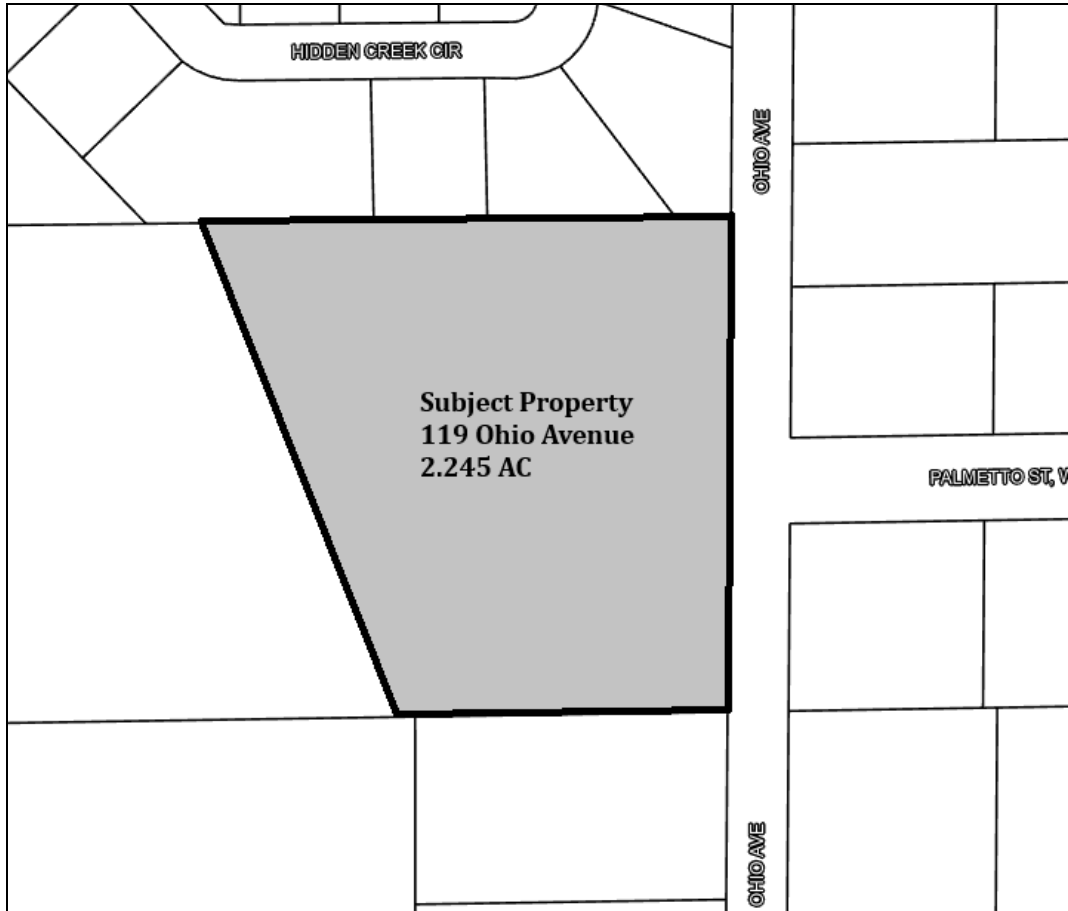
AGENDA DATE: March 2, 2026

REQUESTED ACTION: Items for Consideration:

1. **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.

BACKGROUND:

Ngozi Konana (applicant) requests the annexation of approximately 2.245 acres of land, located at 119 Ohio Avenue, further described as parcel: 04-34-25-0000-02670-0000.



This agenda report includes an analysis of the annexation request. This request requires a public hearing, motion, and vote by the City Commission. This process is outlined in the Motion Options portion of this report.

PROPERTY INFORMATION

The property associated with the application is located on the west side of Ohio Avenue (Attached Aerial Map). There is currently an existing house that was built prior to the application and the property is currently serviced by City water utilities. The City is simultaneously processing plan amendment and rezoning requests from the owner. Ms. Konan is splitting the parcel and would like to annex the property to make it more attractive to sell.

PUBLIC FACILITIES AND SERVICES ANALYSIS:

The proposed project is not anticipated to degrade the Level-of-Service (LOS) standards of infrastructure and public service facilities within the surrounding area. Again, City water will be connected to the subject property.

ENVIRONMENTAL CONDITIONS AND IMPACTS

None. There is already an existing single-family home constructed on the property.

PUBLIC HEARING: Annexation

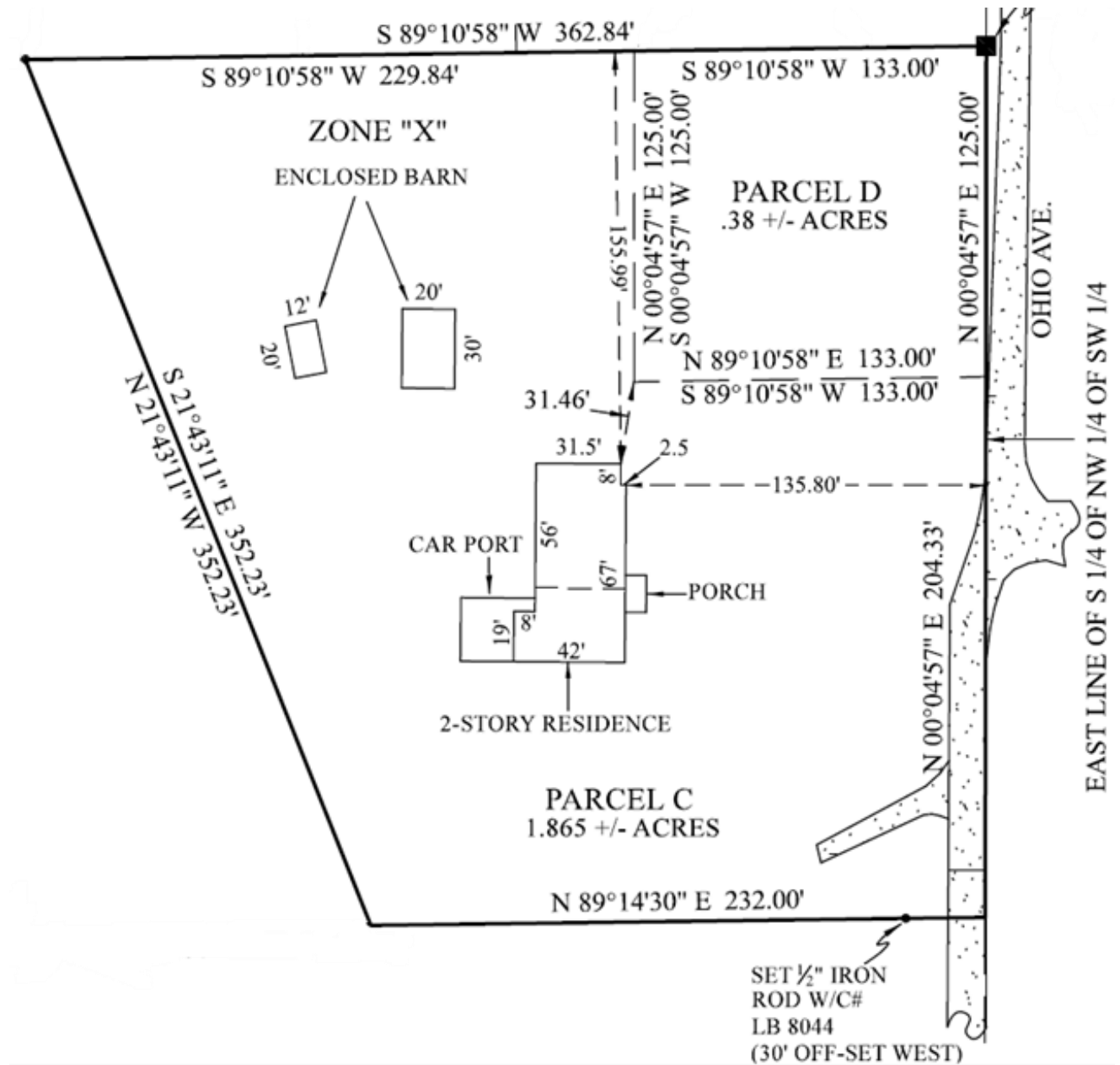
MOTION OPTIONS:

1. I move **approval of Ordinance 2026-05** annexing approximately 2.245 acres located at 119 Ohio Avenue (Parcel Number 04-34-25-0000-02670-0000), parcels of land identified in Exhibit "A" hereof; providing for severability; providing for conflicts; providing an effective date.
2. I move **approval with changes of Ordinance 2026-05** annexing approximately 2.245 acres located at 119 Ohio Avenue (Parcel Number 04-34-25-0000-02670-0000), parcels of land identified in Exhibit "A" hereof; providing for severability; providing for conflicts; providing an effective date.
3. I move **denial of Ordinance 2026-05** annexing approximately 2.245 acres located at 119 Ohio Avenue (Parcel Number 04-34-25-0000-02670-0000), parcels of land identified in Exhibit "A" hereof; providing for severability; providing for conflicts; providing an effective date.
4. I move continuation of this item until a date certain.

Attachments:

Aerial Photo – Subject Property
Survey
City/County Boundary Aerial
Application







Application:

FILL OUT COMPLETELY

Date Submitted _____

CITY OF WAUCHULA

_____ SPECIAL EXCEPTION _____ VARIANCE ANNEXATION
 RE-ZONE FUTURE LAND USE AMENDMENT
_____ SUBDIVISION PLAT (Including Plat Vacation, if Necessary) _____ 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: **Nogzi M Konan** _____

Address of request: **119 Ohio Ave Wauchula, FL 33873** _____

Mailing address: **119 Ohio Ave Wauchula, FL 33873** _____

Daytime Telephone: **863-781-4585 C/O Noey A Flores as Agent** _____

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 **FR** _____ Future Land Use **Low Density Residential** _____

Size of Parcel: **2.2 Acres** _____

Current Improvements: (Buildings, etc. on property) _____

Primary Residence and 2 accessory buildings _____

Reason for request: **Annex the property into the City of Wauchula** _____

If Annexation and/or Re-Zone:

Current County Zoning Classification F-R

City Zoning Classification and Future Land Use classification sought: R-3, Medium Density Residential

What property usage is to the North: Residential, South: Residential,
East: Residential and West: Vacant of your property (example: residence)?

Number of residences on parcel(s) (Existing and/or proposed): 1/2

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? No

If yes, please describe request and give date of application: _____

The typical total cost is between \$150.00 and \$300.00.

Signature(s): Randy Mayer

Date: 6/11/25

Print Name(s): Randy Mayer

Signature of applicant(s): Randy Mayer

Date: 6/11/25

Print Name(s): Randy Mayer

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

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.

Signed by:  _____ Date: 02/04/2026
EC79085398BC43F...

Print Name(s): **Nogzi M Konan**

Signature of applicant(s): _____ Date: _____

Print Name(s): _____

<u>FOR OFFICE USE ONLY</u>		
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___ Ad	_____	
___ Copies	_____	(.15 ea single sided) (.20 ea double sided)
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