



**CITY OF WAUCHULA
HARDEE PROPERTY ANNEXATION
STAFF REPORT & PROPOSED AMENDMENTS
July 14, 2025**

TO: City of Wauchula City Commission

PREPARED BY: Kyle Long, City of Wauchula

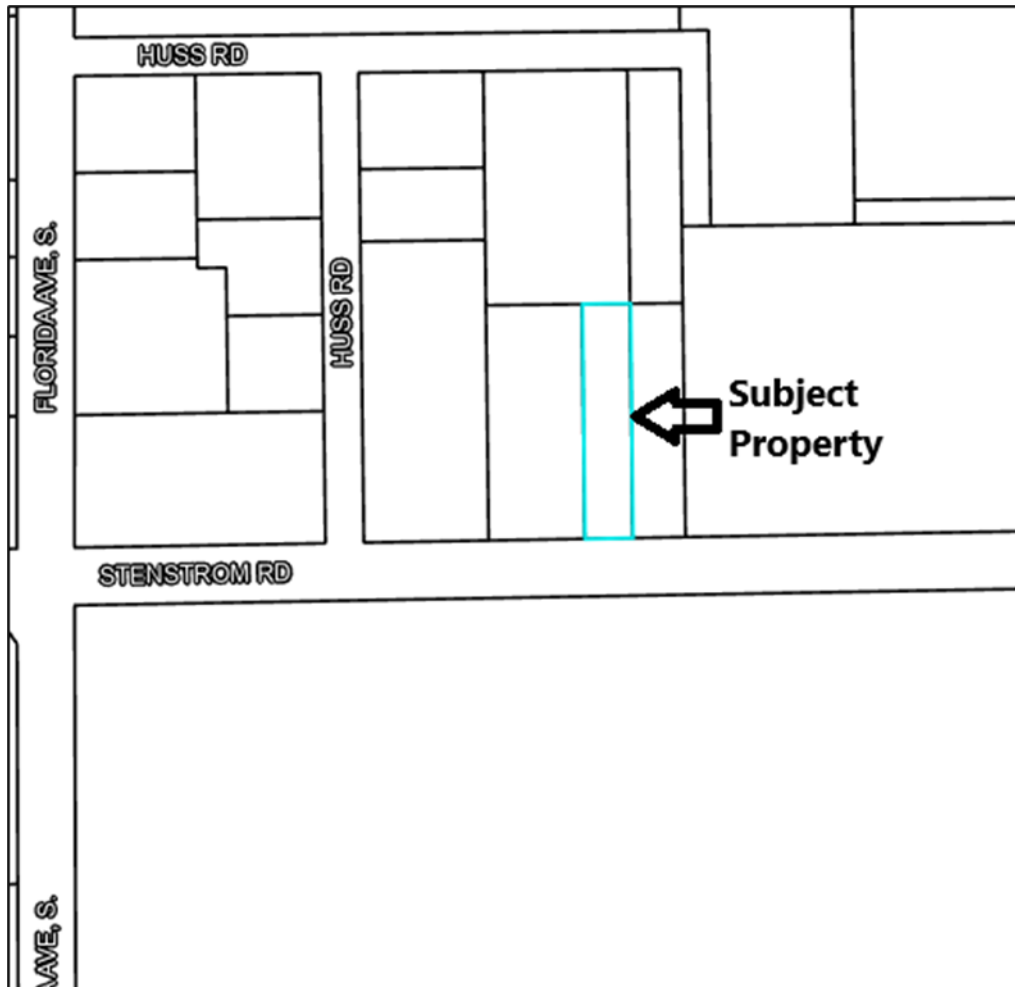
AGENDA DATE: July 14, 2025

REQUESTED ACTION: Items for Consideration:

1. **ORDINANCE 2025-11:** AN ORDINANCE OF THE CITY OF WAUCHULA, FLORIDA; ANNEXING APPROXIMATELY 0.28 ACRES LOCATED AT 572 STENSTROM ROAD (PARCEL NUMBER 09-34-25-0830-00003-0024) 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:

Randy Mayer (applicant) requests the annexation of approximately 0.28 acres of land, located at 572 Stenstrom Road, further described as parcel: 09-34-25-0830-00003-0024.



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 north side of Stenstrom Road (Attached Aerial Map). There is currently an existing house and shed that were 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. Mr. Mayer also owns the property to the East that is in the City of Wauchula's jurisdiction and would like to annex 572 Stenstrom Road to make his properties have consistent jurisdictions.

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.

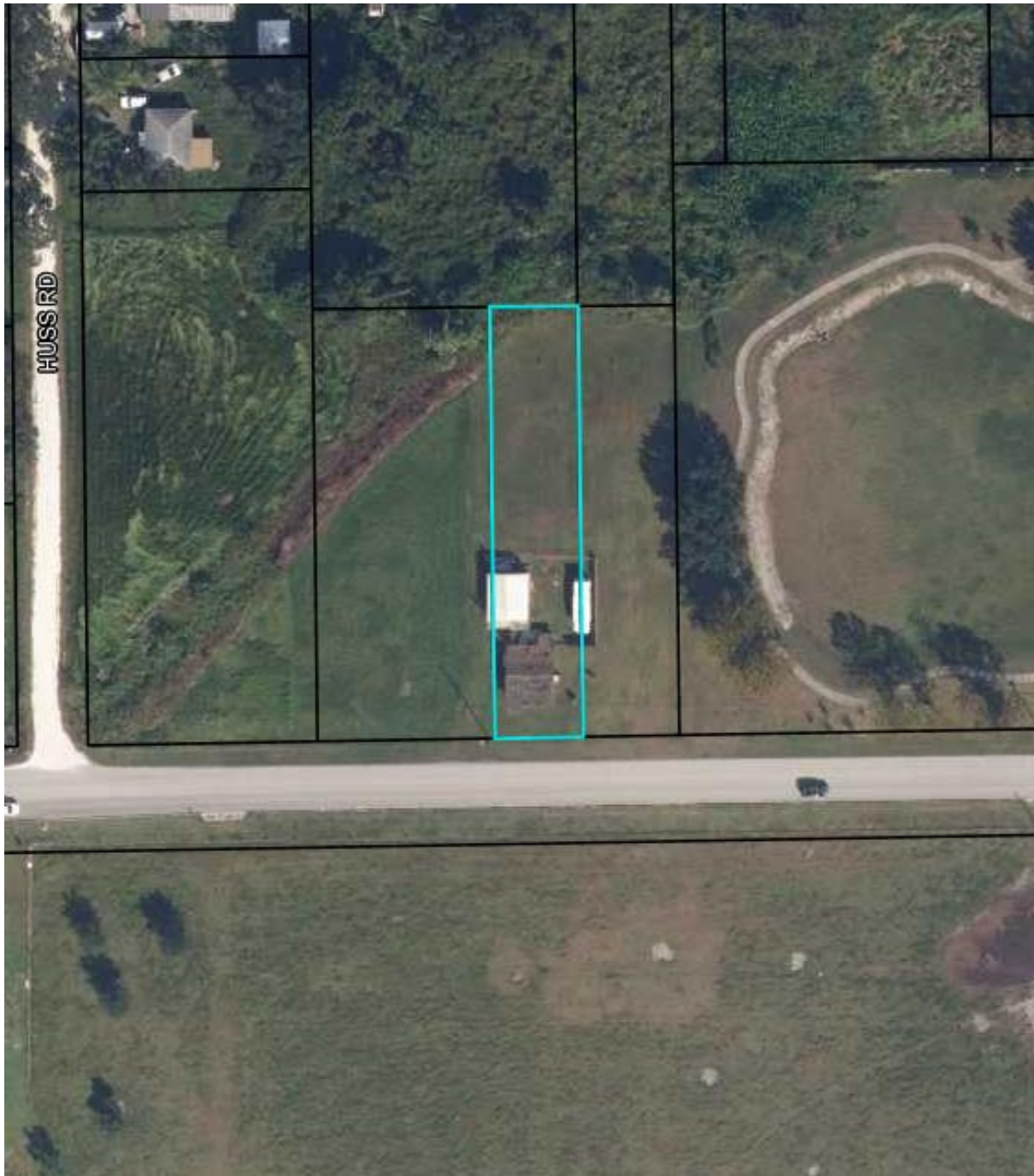
PUBLIC HEARING: Annexation

MOTION OPTIONS:

1. I move **approval of Ordinance 2025-11** annexing approximately 0.28 acres located at 572 Stenstrom Road (Parcel Number 09-34-25-0830-00003-0024), 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 2025-11** annexing approximately 0.28 acres located at 572 Stenstrom Road (Parcel Number 09-34-25-0830-00003-0024), parcels of land identified in Exhibit "A" hereof; providing for severability; providing for conflicts; providing an effective date.
3. I move **denial of Ordinance 2025-11** annexing approximately 0.28 acres located at 572 Stenstrom Road (Parcel Number 09-34-25-0830-00003-0024), 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
City/County Boundary Aerial
Application





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 <u>F-R</u>	
City Zoning Classification and Future Land Use classification sought: <u>R-2, Low Density Res</u>	
What property usage is to the North: <u>Vacant</u> , South: <u>pasture</u> , East: <u>Multi-Fam</u> and West: <u>Vacant</u> of your property (example: residence)?	
Number of residences on parcel(s) (Existing and/or proposed): <u>1</u>	
Population of parcel(s): <u>1</u>	
***** 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? <u>—</u>	
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): 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

FOR OFFICE USE ONLY

___ Application _____

___ Ad _____

___ Copies _____ (.15 ea single sided)
(.20 ea double sided)

___ Postage _____

Total Due _____