

The Wauchula Planning and Zoning Board met on Monday, September 17, 2018 at 5:30 p.m.

The following members were present: Vice-Chairman Garry Phillips, Chairwoman Donna Steffens, Gerald Waldron, Wayne Johnson and Ray Graham.

Also present were Community Development Coordinator Kyle Long and City Clerk Holly Smith.

Chairwoman Steffens called the meeting to order

Approval of Minutes – October 30, 2017

Phillips motioned to approve the minutes as presented, seconded by Johnson.

Smith polled the Board, all were in favor. Motion carried.

Future Land Use Map Amendment – South 8th Avenue Property

Marisa Barmby from Central Florida Regional Planning Council presented a PowerPoint overview of the Future Land Use Map Amendment request for Ordinance 2018-07 and advised it was a Public Hearing. The request is to amend the future land use from low density residential to medium density residential. She stated the medium density residential is for approximately 7.8 acres at the northeast corner of Melendy Street and 8th Avenue South. Barmby stated the current zoning is R-1 with a small portion being R-2. The applicant does not currently have a zoning application submitted and my understanding is upon approval of the higher density then a zoning application will be submitted. The name of the project is Crane Park the Preserve. Capacity is available for water, wastewater, fire and recreation. Barmby then asked if there were any questions. Graham asked if the units were individual dwellings. Barmby replied what we are approving today is twelve dwellings per acre. It does not prescript how the twelve dwellings an acre will be constructed. Graham stated something is not sinking in, how you can put twelve units on one acre.

Don Chancey – Chancey Design Group – 225 S. Florida Avenue

Chancey replied to Graham's question and said under the low residential you can put eight units to an acre we are asking to go up to twelve. Graham asked Chancey if there was anywhere in the City Limits of Wauchula that has up to twelve units per acre. Chancey replied the apartments behind the farmers market is a twelve unit maximum density. Further discussion was had on the number of units per acre. Chancey stated we are asking for the density tonight and if that is approved by this Board and the City Commission, then we will discuss changing the zoning to a PUD. Chancey stated with the current proposal there are ninety-one units and it is a gated community. Graham asked Chancey what the proposed square footage was per unit. Chancey replied between 1,400 and 1,700 square feet.

Steffens stated the request tonight is to change the use from low density residential to medium density.

Phillips motioned to recommend approval to the City Commission of Ordinance 2018-07 changing the future land use classification from low density residential (LDR) to medium density residential (MDR) for approximately 7.8 acres at the northeast corner of Melendy Street and 8th Avenue South, seconded by Graham.

With no further discussion, Smith polled the Board, all were in favor.

Motion carried.

Variance Request – 505 N 8th Avenue – Guillermina Apolinar

Long discussed the Staff report with the Board and explained the 505 N. 8th Avenue was built in 1950 and was originally built as a duplex and in 1962 the owners moved into it and decided to keep one side as storage. In 1992, the owners turned it into a single family residence. The property was sold and the seller was under the assumption the property could be again used as a duplex. Long stated codes have changed since 1992 and the residence no longer meets the current requirements for a duplex. The property did sell and the current owner would have to meet the current square footage requirement for a duplex which is 750 square feet per side and would also have to meet the 80 feet minimum lot width and the current width of the parcel is 70 feet. Long stated staff did not have any objections on this matter. This was also presented to the City Commission and the applicant was explained the process to become compliant and did not make any decisions. Long stated if the Board votes to recommend approval it would be for Resolution 2018-17.

Don Chancey – Chancey Design Group – 225 S. Florida Avenue

Chancey addressed the Board and stated he has been working with Apolinar for several years. Phillips motioned to recommend approval of the Variance Request to the City Commission, seconded by Waldron.

Smith polled the Board, all were in favor. Motion carried.

Public Comment

There was no response to calls for Public Comment.

Old/New Business

There was no Old/New Business to discuss.

With no further business to discuss, Chairwoman Steffens adjourned the meeting at 6:04 p.m.

Chairwoman Donna Steffens

City Clerk Holly Smith