

The Wauchula Planning and Zoning Board met for its regular on Monday, November 15, 2021 at 5:30 p.m.

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

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

**Chairman Garry Phillips called the meeting to order**

**Approval of Minutes – October 18, 2021**

Steffens motioned to approve the minutes from October 18, 2021, seconded by Graham. With no further discussion, Smith polled the Board; all were in favor. Motion carried.

**Ordinance 2021-15 – ULDC Text Amendment Updating Food Truck Regulations**

Phillips announced the Public Hearing and opened discussion to the public.

Phillips asked Long if there were any changes to the ordinance since the October 18<sup>th</sup> meeting.

Long replied no sir the agenda item was tabled at last months meeting and the Board requested to review minutes from the October 4<sup>th</sup> City Commission workshop.

Graham motioned to accept Ordinance 2021-15, seconded by Phillips.

Gary Delatorre – 203 N. Florida Avenue, Wauchula

Delatorre addressed the Board and began explaining his dissatisfaction with the proposed ordinance. Delatorre complained about eliminating the 175-foot distance requirement and adding the 1 vehicle per ½ acre. Delatorre stated the Commission was just going to do away with the 175-foot but the City Manager informed them this could not go without some type of regulation. Delatorre continued complaining about the proposed food truck regulations and stated he had a problem regulating the industry.

Graham mentioned he would like it if the City Attorney would attend the Planning & Zoning meetings. Steffens agreed with Graham.

Phillips informed Delatorre all the Planning & Zoning Board did was make recommendations to the City Commission and they make the final decision.

Delatorre continued stating the regulations on property owners was violating the property owner's rights.

Long stated the regulations Mr. Delatorre continues mentioning were being removed. The leaving the property nightly and the 175-foot was potentially being removed. Long added salons and real estate businesses keep being brought up and they are not mobile they are brick and mortar and we are discussing mobile food trucks. Long stated he had reached out to the City Attorney and they could not be in attendance. Long noted the city could not exclude mobile food trucks or require them to have a city license per the State of Florida. Long noted the language would be 1 vehicle per parcel or 1 vehicle per ½ acre.

With no further discussion, Smith polled the Board; all were in favor except Steffens which voted no. Motion carried.

**Ordinance 2021-15 – ULDC Text Amendment Updating Home-Based Business Regulations**

Long addressed the Board and explained the changes to the home-based businesses. Long stated it was a housekeeping item to be consistent with the Florida Statutes. Graham motioned to recommend Ordinance 2021-17, seconded by Steffens. With no further discussion, Smith polled the Board; all were in favor. Motion carried.

Steffens asked if the noise ordinance could be on the December 13<sup>th</sup> City Commission meeting. Graham agreed with Steffens. All of the Board members complained of noise issues within the City.

**Old/New Business**

None

**Public Comment**

There was no public present to comment.

Chairman Phillips adjourned the meeting at 6:24 p.m.

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Chairman Garry Phillips

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City Clerk Holly Smith