

The Wauchula Planning and Zoning Board met for its regular on Monday, November 16, 2020 at 5:30 p.m.

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

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

Chairman Garry Phillips called the meeting to order

Approval of Minutes – November 16, 2020

Graham motioned to approve the minutes from November 6, 2020 with a correction made to who adjourned the meeting, seconded by Johnson. With no further discussion, Smith polled the Board; all were in favor. Motion carried.

Ordinance 2020-14 – A City-initiated text amendment to the Land Development Code relating to the Table of Development Standards and the Zoning Consistency Matrix.

Marisa Barmby with CFRPC attended the meeting via Zoom.

Barmby gave a background on the Land Development Code. Barmby discussed the table of land use, the table of development standards and the zoning consistency matrix. Barmby explained the changes in the AG and the R-2 zoning districts. Barmby discuss the zoning consistency matrix and the possible changes that were needed. Barmby asked the Board if they had any thoughts or concerns on the zoning consistency matrix and the table of development standards. Phillips asked Barmby which would be the simplest and easiest for someone from the public to understand. Barmby stated the changes in the table of development standards would be the simplest and was fairly clear to read. Phillips stated he wanted the amendment correct and efficient but also easy to read for the average person. Barmby agreed with Phillips thoughts on the changes. Graham asked Barmby if every county in Florida had the same guidelines. Barmby stated everyone was regulated with the same intent as this code. Barmby noted having a zoning consistency matrix with the document was not a requirement. Barmby stated CFRPC would work with City staff with the edits. Barmby continued with the future land use categories, commercial and residential. Barmby asked the Board if they had any thoughts on limiting the number residential houses allowed in the commercial district. Barmby noted one of the jurisdictions she works with did not want all the commercial properties to be consumed by residential and then not have anywhere for commercial developments. Barmby asked the Board their thoughts on the matter. Phillips suggested for CFRPC to work with City staff. Graham added that all commercial properties did not need to be consumed by residential. Graham motioned to table Ordinance 2002-14 until the December 21st meeting, seconded by Johnson. With no further discussion, Smith polled the Board; all were in favor. Motion carried.

Old/New Business

None

Public Comment

There was no Public present to comment.

Chairman Phillips adjourned the meeting at 5:53 p.m.

Chairman Garry Phillips

City Clerk Holly Smith