

The Wauchula Planning and Zoning Board met on Monday, November 19, 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 15, 2018

Long addressed the Board and noted a typo was in the minutes and would be corrected and brought back to them next month.

Unified Land Development Code – Subdivision Signage

Jeff Schmucker with CFRPC addressed the Board and presented the Land Development Code text amendment changes regarding residential signage. The amendments include a variety of options for entrance signs into residential subdivisions and other residential developments and size requirements for the sign face area as well as the sign structure for residential signage. Schmucker stated under section 4.04.03 there are two parts, a Subdivision Identification Signs section and a Multifamily Housing Developments section. Schmucker explained the size of the flanking signs, free standing signs and monument signs. Steffens asked about the setbacks for the median entrance signs. Schmucker stated it is usually 5 to 10 feet and if it is not clarified in the code he felt it should be. He felt that 10 feet would not be unreasonable and the language could be added.

Phillips motioned to approve pending the 5 to 10 feet setback addition to the proposed changes to the Land Development Code regarding subdivision signage, seconded by Steffens. With no further discussion, Smith polled the Board, all were in favor. Motion carried.

Mural Permit Application – American Legion – 117 W Palmetto Street

Mike Rouse and Meagan Albritton – 117 W. Palmetto Street

Rouse gave a brief overview of the project and explained the reason for the mural was to make the Legion visible to the public. Albritton explained the proposed mural and how the scheme came about. Phillips motioned to approve the Mural Permit Application, seconded by Graham. Long stated the Historic Preservation Board did approve the Mural Application. With no further discussion, Smith polled the Board, all were in favor. Motion carried.

Special Exception Request – DBS Investments – 201 Carlton Street

Long addressed the Board and gave a staff report on the special exception request. Long stated the owners of 201 Carlton Street are debating on doing some remodeling for apartments and the property is zoned C-2 and will need a special exception. If approved, the special exception will stay with the property for 180 days and staff does not have any objections to the request. Jan DeBoom – DBS Investments, LLC – 201 Carlton Street

Steffens asked DeBoom if he was going to turn the building into residential use. DeBoom stated he would like to clarify he would like mixed use. He stated his office is on the south end of the building and has a renter on the north end. Phillips motioned to approve the Special Exception Request, seconded by Johnson. With no further discussion, Smith polled the Board, all were in favor. Motion carried.

Old/New Business

Long stated an annexation with a rezone and map amendment may be at the next meeting.

Public Comment

There was no response to calls for Public Comment.

With no further business to discuss, Chairwoman Steffens adjourned the meeting at 5:54 p.m.

Chairwoman Donna Steffens

City Clerk Holly Smith