

The Wauchula Planning and Zoning Board met for its regular on Monday, December 16, 2019 at 5:30 p.m.

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

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

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

#### **Approval of Minutes – November 18, 2019**

Graham motioned to approve the minutes from November 18, 2019 as presented, seconded by Johnson. With no discussion, Smith polled the Board; all were in favor. Motion carried.

#### **Ordinance 2019-20 Rezoning of “Crane Park”**

Jennifer Codo-Salisbury from Central Florida Regional Planning Council reviewed the proposed zoning change for Ordinance 2019-20. She stated the zoning was changing from R-1 and R-2 to PUD-R (Planned Unit Development – Residential) and was for approximately 7.8 acres located on the northeast corner of Melendy Street and 8<sup>th</sup> Avenue South. She explained the land-use was medium density residential. The proposed development would consist of 19 single-family homes, 24 two-story townhomes and 48 multi-family units, totaling 91 units. Codo-Salisbury explained the sizes of the lots and buildings.

Graham had questions regarding setbacks. Long explained the PUD zoning covered the setback requirements with conditions.

Donald Chancey – Chancey Design Group Inc. - 225 S. Florida Avenue, Wauchula

Chancey explained the reason for the PUD was to have three zonings inside of one parcel. Chancey stated the project would be done in three phases. Chancey noted he was requesting the rear set-back be modified from 27 feet to 20 feet on the single family homes. Chancey added a 15 foot easement on Melendy would be given to the City and which would allow for street parking on Melendy and added a rear access road behind the units for additional parking. Graham asked for an estimate start date. Chancey stated approximately 4-6 months.

Phillips announced the Public Hearing and opened discussion to the public. There were no comments from the public.

Graham motioned to recommend approval of Ordinance 2019-20 with proposed changes, seconded by Johnson.

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

#### **Ordinance 2019-05 Future Land Use Map Amendment for 1485 Louisiana Street**

Jennifer Codo-Salisbury from Central Florida Regional Planning Council reviewed Ordinance 2019-05 and explained the changes.

Phillips announced the Public Hearing and opened discussion to the public. There were no comments from the public.

Graham motioned to recommend approval of Ordinance 2019-05, seconded by Johnson.

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

#### **Ordinance 2019-06 Rezoning of 1485 Louisiana Street**

Jennifer Codo-Salisbury from Central Florida Regional Planning Council reviewed Ordinance 2019-06 and explained the changes.

Phillips announced the Public Hearing and opened discussion to the public. There were no comments from the public.

Johnson motioned to recommend approval of Ordinance 2019-06, seconded by Graham. With no further discussion, Smith polled the Board; all were in favor. Motion carried.

**Old/New Business**

There was no old/new business.

**Public Comment**

There was no Public present to comment.

Chairman Phillips adjourned the meeting at 6:05 p.m.

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Chairman Garry Phillips

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Clerk Victoria Thompson