

The Wauchula Planning and Zoning Board met on Monday, September 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, CFRPC Marissa Barmby and City Clerk Holly Smith.

**Chairman Phillips called the meeting to order**

**Approval of Minutes – July 15, 2019**

Graham motioned to approve the minutes of July 15, 2019 seconded by Graham. Smith polled the Board, all were in favor. Motion carried.

**Comprehensive Plan Amendment: Ordinance 2019-19 Revising the Intergovernmental Coordination Element to be Consistent with the 2018 Evaluation and Appraisal Report (EAR) Letter**

Marissa Barmby with the Central Florida Regional Planning Council addressed the Board and discussed Ordinance 2019-19. Barmby discussed the definitions that were going to be added along with the definitions that were being amended.

Phillips announced the Public Hearing and asked anyone who wished to speak to identify themselves for the record and address the Board. Hearing no comment from the public, Phillips closed the Public Hearing.

With no further comments, a recommendation for approval was made by Graham and seconded by Waldron. Smith polled the Board, all were in favor. Motion carried.

**Comprehensive Plan Amendment: Ordinance 2019-11 Revising the Infrastructure, Conservation, Intergovernmental Coordination and Capital Improvements Elements Based on the City's Ten-Year Water Supply Facilities Work Plan**

Phillips announced the Public Hearing and asked anyone who wished to speak to identify themselves for the record and address the Board.

Marissa Barmby with the Central Florida Regional Planning Council addressed the Board and discussed Ordinance 2019-11. Barmby explained the changes to the ten-year water supply plan. A few questions were asked regarding population and water usage.

Hearing no further comments from the public, Phillips closed the Public Hearing.

With no further comments, a recommendation for approval was made by Graham and seconded by Johnson. Smith polled the Board, all were in favor. Motion carried.

**Ordinance 2019-12 ULDC Amendment Relating to Pharmacies and Medical Marijuana Dispensing Facilities**

Phillips announced the Public Hearing and asked anyone who wished to speak to identify themselves for the record and address the Board.

Marissa Barmby with the Central Florida Regional Planning Council addressed the Board and discussed Ordinance 2019-12. Barmby explained the City initiated text amendments to the Land Development Regulations and ordinances relating to medical marijuana and pharmacies.

Barmby discussed medical marijuana treatment centers and dispensaries and their requirements. Barmby stated the code currently in place was inconsistent with Florida Statutes and explained the additions and deletions to the code. Phillips stated this was just cleaning up the existing language. Barmby replied correct. Graham asked numerous questions regarding

where existing facilities were and how many patients needed medical marijuana in Hardee County.

Hearing no further comments from the public, Phillips closed the Public Hearing.

With no further comments, a recommendation for approval was made by Johnson and seconded by Phillips. Smith polled the Board, all voted yes except Graham which voted no. Motion carried 3-1.

### **Ordinance 2019-13 ULDC Amendment Relating to Temporary Storage Units and Shipping Containers**

Phillips announced the Public Hearing and asked anyone who wished to speak to identify themselves for the record and address the Board.

Marissa Barmby with the Central Florida Regional Planning Council addressed the Board and discussed Ordinance 2019-13. Barmby explained the City initiated text amendments to the Land Development Regulations regarding shipping containers and portable storage units. Barmby discussed what storage and shipping containers were and the proposed changes.

Gary Delatorre – 203 N. Florida Avenue, Wauchula

Delatorre addressed the Board and stated he felt the issue had been brought up because he has storage containers on a vacant piece of property. Delatorre stated he had been to the City and asked for an exemption or provision because he wanted to create a storage lot and the ordinance did not address storage containers. Delatorre added and now this issue came up at your meeting. Delatorre stated he felt it was underhanded on the City's part because this was not an issue until he asked about storage containers. Delatorre commented this was un-American and felt his civil rights were being violated as a property owner. Delatorre stated he understood that storage lots were allowed in C-2 zoning with provisions. Delatorre explained he had been before the City's Code Enforcement Magistrate and had 90 days to comply. Long apologized to Delatorre for not contacting him regarding the meeting. Barmby stated this amendment was for accessory structures. Delatorre posed more questions regarding storage containers and accessory structures. Barmby stated the changes were not specific to Delatorre's issue and suggested he work with Long to resolve his code enforcement matter. Delatorre continued to express his dissatisfaction with this agenda item. Graham commented it sounded like a legal issue to him.

Hearing no further comments from the public, Phillips closed the Public Hearing.

With no further comments, a recommendation to table Ordinance 2019-13 was made by Graham and seconded by Johnson. Smith polled the Board, all were in favor. Motion carried.

### **Public Comment**

There was no response to calls for Public Comment.

### **New Business**

With no further business to discuss, a motion was made by Waldron to adjourn the meeting, seconded by Graham. Smith polled the Board, all were in favor. Motion carried.

Chairman Phillips adjourned the meeting at 6:49p.m.