

**Planning & Zoning Board Minutes**  
**City of Wauchula**  
**November 16, 2009**

The Wauchula Planning & Zoning Board met Monday, November 16, 2009 with the following members present: Patricia Detwiler, Peter Preston, Jan Knight and Janelle Knight. Also present were Attorney Cliff Ables and Community Development Director Olivia Minshew. Secretary Susie Gibbs and Ray Graham were absent.

Chairman Peter Preston called the meeting to order. Detwiler made the motion, seconded by Janelle Knight to approve the minutes of the October 2009 meeting. Minshew polled the Board. All were in favor. Motion carried.

The item on the agenda is for an annual review of a requested Special Exception for a temporary storage pod by the Faith Temple Tabernacle Church after the hurricanes came through the City in 2004. Preston explained that the minutes, including pictures, had been provided for the last five years. He stated that the Board should have down a timeline when the request was first made. He then asked Pastor Smith to talk about what the plans are for the storage pod. Pastor Smith stated that he had taken pictures showing that the pod has been painted and the fence has been repaired and looks good. He talked about the economy being bad and that the Church has not been able to build or buy anything to replace the pod. He stated that it is being maintained and looks neat and wanted to know if there was a problem. Preston stated that while looking over the past minutes, Pastor Smith said that the pod was not going to be there forever. Pastor Smith stated that there were other containers in the City and even on City property that did not look as good as this. He stated that they need the pod to store equipment, etc. for the Church. He stated that he is pleading with the Board to allow the pod to remain. Jan Knight stated that they had pictures from a month ago and the pod was not painted then. She stated that she was upset when she saw the pictures of the pod and the fence, also. This presents a totally different picture. Janelle Knight stated that we want it to look like this year round, not just before it is to come back for approval. Pastor Smith stated that he understood that, but he has been asking the Church members for the last six months and he had been telling them that they had promised the City to maintain the pod and fence in order to keep the storage pod there. Jan Knight asked about the type of paint used and Pastor Smith answered that it was primer with quality paint, painted over it. Preston stated that he wanted to review the options. The most lenient would be to do an annual review with maintenance provisions and the least lenient would be to give them a timeline. Preston asked if the Church has a timeline? Pastor Smith talked about maybe having to relocate and not wanting to build any more buildings. They are trying to look at options due to overcrowding at times. When Preston asked, Pastor Smith explained that they have hurricane disaster items in there, it is air-conditioned to keep the humidity down, the Church has a food ministry where things come in and out, stage props that need to be kept clean. Jan Knight asked about the other buildings that are also there and wanted to know if they were there in 2004, Pastor Smith stated yes. He stated that when he left in 2002 they were not there, but when he came back in 2003, they were. Pastor Smith stated that they couldn't give a timeline, that they are having to just wait and see. Detwiler gave the motion, seconded by Janelle Knight to renew the Special Exception for one year with the same annual review with staff pictures taken. Detwiler requested that all of the pictures be maintained in the file for future reference. There was discussion about what the zoning in this district is and some items left leaning against the building inside the fenced-in area.

Minshew explained that there was going to be a Re-zone with a Future Land Use Amendment, for a house that was divided into apartments, but after doing further research on the property it had been originally used as a tri-plex back in the 1980's. Minshew informed the owners that it could be left that way, but that no other apartments, etc were to be added. She explained that if a disaster ever happened and the house was ever to be destroyed, they would have to rebuild as of today's regulations.

Being no further business, the meeting was adjourned.

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Susie Gibbs, P & Z Secretary