

The Wauchula Planning and Zoning Board met for its regular on Monday, July 24, 2023 at 5:46 p.m.

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

Also present were Community Development Director Kyle Long and City Clerk Stephanie Camacho.

Chairman Garry Phillips called the meeting to order.

Approval of Minutes – June 19, 2023

Steffens motioned to approve the minutes, seconded by Graham.

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

Special Exception Request – 209 W Orange St

Long addressed the Board and explained this residence was severely damaged during Hurricane Ian. Long stated the property owner was awarded funding through the Hardee County Community Development Office but because this property sits in a commercial zoning district, in order to demolish and rebuild, the Code states they would need approval from the Board.

Kyle & Shannon Bunno – 205 S 8th Ave

Mr. and Mrs. Bunno addressed the Board regarding the rebuild of this home. Their concern is that, because the property line is so close to their residence, they would like to have some sort of right-of-way granted to them to be able to easily access their back yard from the alley way. Long and the Board explained they may want to check their property lines with a survey or even talk with the property owner to see if a right-of-way agreement would be possible. They further explained the Board cannot make a motion on their concern because that request is a civil issue and not within the Board's jurisdiction.

Steffens motioned to approve the special exception request, seconded by Graham.

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

Public Comment

There was no public present to comment on other topics.

Old/New Business

None

Chairman Phillips adjourned the meeting at 6:08 p.m.

Chairman Garry Phillips

City Clerk Stephanie Camacho