

The Wauchula Planning and Zoning Board met for its regular on Monday, May 15, 2023 at 5:30 p.m.

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

Ray Graham was absent.

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

**Chairman Garry Phillips called the meeting to order.**

**Approval of Minutes – April 17, 2023**

Steffens motioned to approve the minutes, seconded by Johnson.

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

**Public/Private School Zoning Discussion**

Marisa Barmby – Central Florida Regional Planning Counsel

Barmby addressed the Board and presented the proposed code table change which would allow public and private schools to be allowed in the same places. Long commented that he had received a specific request regarding this change.

**Model Home Regulations Discussion**

Barmby addressed the Board and explained some possible issues with the City's current code on model homes. The issues presented were: there is no determination on how many model homes are permitted; there is no determination for how the model home will be cited on the future lot; there are no provisions to ensure access for fire safety personnel; there are no assurances that the City will not be liable for development costs if the project goes under. Barmby presented a few ideas for changes.

**Public Comment**

There was no public present to comment on other topics.

**Old/New Business**

No other discussion.

Chairman Phillips adjourned the meeting at 6:03 p.m.

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Chairman Garry Phillips

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City Clerk Stephanie Camacho