

The Wauchula Planning and Zoning Board met for its regular on Tuesday, January 19, 2021 at 5:30 p.m.

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

Also present were Assistant City Manager Olivia Minshew and City Clerk Holly Smith.

Chairman Garry Phillips called the meeting to order

Approval of Minutes – November 16, 2020

Graham motioned to approve the minutes from November 16, 2020, seconded by Steffens. With no further discussion, Smith polled the Board; all were in favor. Motion carried.

Preliminary Plat for Hardee Crossings

Marisa Barmby with CFRPC attended the meeting via Zoom.

Barmby presented a preliminary subdivision plat for Hardee Crossing located at the northeast corner of the intersection of Stenstrom Road and US Highway 17 Northbound. The property is 33.15 acres with the future land use and zoning designation being commercial with a small portion of conservation. Barmby discussed the purpose of the preliminary subdivision plat process and noted the preliminary subdivision plans were valid for one year from the date of approval. There were 26 proposed lots with four quadrants and were considering developing the project in phases. The anticipated uses were professional medical offices, Central Florida Health Care medical facility, restaurant, large convenience store/gas station, grocery store facilities and possibly multi-family apartments. Barmby noted that approval of a preliminary site plan or final plat did not guarantee uses, all uses allowed on the Table of Uses under the C-2 zoning district would be eligible. Barmby briefly discuss the Carlton Street extension which was initiated and being funded and constructed by the Hardee County Industrial Development Authority. Barmby stated the preliminary subdivision plat was consistent with the Comprehensive Plan and the Land Development Code. Barmby noted the applicant was requesting a 40-foot-wide right-of-way with 10-foot-wide ingress/egress, drainage, and utility easements on each side to the right-of-way. Barmby stated the Land Development Code required a 60-foot-wide right-of-way but the applicant's proposal was consistent with the intent of the Land Development Code. Barmby discussed the small portion of land that was zoned conservation and stated two ordinances would be back before the Board in February to change the Future Land Use and the Zoning for this section of land to commercial with the knowledge the property owner had to address the impact to the wetlands and flood plains. Barmby explained to the Board the proposed conditions recommended for final plat. 1. A performance bond must be approved by the City Commission at time of final plat in an amount estimated as sufficient to secure the City the satisfactory construction, installation and dedication of all required improvements. 2. A note put on the plats that lot 26 shall be identified as reserved for a potential future extension of Stenstrom Road. 3. The 10-foot-wide ingress/egress, drainage and utility easement be recorded with the Clerk of the Courts. Barmby

stated the requested action was to approval the preliminary plat for the proposed Hardee Crossing Subdivision.

Chris Barton representing the property owner was attending virtual for any questions.

Graham asked would the project have any impacts on the City's water and sewer. Minshew stated yes but there was plenty capacity. Barmby noted before the lots were developed, they would have to go through the site plan approval process and that was when they would get their full test concurrency with meeting all the requirements. Steffens asked if a monument would be in the center of the roundabout. Minshew replied she was not aware of any, just landscaping. Graham asked if an environmental impact study was done on the wetlands.

Barmby noted as the project moved forward a study would have to be done.

Graham motioned to approve the preliminary plat for the proposed Hardee Crossing Subdivision, seconded by Johnson. With no further discussion, Smith polled the Board; all were in favor. Motion carried.

Old/New Business

None

Public Comment

There was no Public present to comment.

Chairman Phillips adjourned the meeting at 5:57 p.m.

Chairman Garry Phillips

City Clerk Holly Smith