

The Wauchula Planning and Zoning Board met for its regular on Monday, February 15, 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 – January 19, 2021

Graham motioned to approve the minutes from January 19, 2021, seconded by Steffens. With no further discussion, Smith polled the Board; all were in favor. Motion carried.

Future Land Use Map Amendment and Rezone for a Portion of Hardee Crossings Development

Marisa Barmby with CFRPC attended the meeting via Zoom.

Barmby presented the amendment to the FLUM and the rezone for Hardee Crossings. Barmby stated Ordinance 2021-02 and 2021-03 would be changing 1.73 acres of the property from conservation to commercial. Barmby noted an impact analysis was done by Central Florida Regional Planning Council. Barmby stated the future land use map was consistent with the City's comprehensive plan and the zoning amendment was also consistent. Barmby noted both ordinances went before the City Commission at their meeting last week and your recommendation will be forwarded to the Commission for their public hearing and final adoption of the ordinances. Graham questioned approving the ordinances before the State does an environmental impact study. Barmby stated the entire property to the south is commercial/C-2 zoning and a good portion of it is wetlands and floodplains. Barmby noted the development review process is where they have to go and meet with SWFMD and FDEP and come back to the City and show they have been given the approval from the State. Barmby stated the property owner would take their mitigation strategy to the State for approval. Phillips announced the Public Hearing and opened discussion to the public. There were no comments from the public.

Johnson motioned to approve Ordinance 2021-02, seconded by Steffens. With no further discussion, Smith polled the Board; all were in favor. Motion carried.

Phillips announced the Public Hearing and opened discussion to the public. There were no comments from the public.

Johnson motioned to approve Ordinance 2021-03, seconded by Steffens. With no further discussion, Smith polled the Board; all were in favor. Motion carried.

Proposed ULDC text amendment for Table of Development Standards

Barmby presented the text amendment for the table of development standards. Barmby stated the reason for the amendment it was determined there are some uses that are allowed but are not addressed on the table of uses of how they can be developed. Barmby noted they were going to add them and realized there are some inconsistencies and other issues. Barmby stated

she wanted to talk through it and get some direction. Barmby discussed the number of units allowed per acre in residential districts. Barmby discussed units allowed in commercial, recreation and conservation/mixed-use districts. Barmby explained the inconsistencies within the residential and other districts. Barmby asked the Board for direction or thoughts regarding residential home in commercial districts. Phillips replied what we do not want to do is telling an existing property owner that may have a house within a commercial district they were out of compliance. Steffens asked how many would be impacted. Barmby suggested CFRPC could look at putting different requirements on HC-1 verses C-1 and C-2. Steffens suggested to build-up and then the square footage would be different. Graham felt it was an individual issue. Phillips asked Barmby were you just trying to establish a standard, whatever that may be. Barmby replied yes. Phillips added at this point no of those exist. Barmby stated this would be helpful to a property owner and a developer to know the density. Barmby added she would look at properties further and townhouse options. Barmby noted she would continue to work on the changes with staff and bring it back before you at the April meeting. Barmby stated there will be an amendment to the comprehensive plan addressing the commercial future land use density limiting residential development in commercial districts. Barmby added there will also be an amendment that would address the table of development standards and other sections of the code.

Old/New Business

None

Public Comment

There was no Public present to comment.

Chairman Phillips adjourned the meeting at 6:28 p.m.

Chairman Garry Phillips

City Clerk Holly Smith