

The Wauchula Planning and Zoning Board met for its regular on Monday, March 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 Community Development Director Kyle Long and City Clerk Holly Smith.

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

#### **Approval of Minutes – February 15, 2021**

Graham motioned to approve the minutes from February 15, 2021, seconded by Steffens. With no further discussion, Smith polled the Board; all were in favor. Motion carried.

#### **Ordinance 2021-04 - ULDC text amendment for Table of Development Standards**

Marisa Barmby with CFRPC attended the meeting via Zoom.

Barmby presented Ordinance 2021-04, a text amendment to the table of development standards. Barmby stated the update was for the table of development standards and the zoning consistency matrix. Barmby discussed residential uses in commercial districts and what was currently allowed. Barmby noted the amendments would address the inconsistencies and the missing density/intensity requirements. Barmby discussed the zoning consistency matrix changes in R-2, R-3, R-4, P-1, HC-1 and C-2 zoning districts. Barmby explained the table of development standard changes in AG, FR, R-1A, R-1, R2, R-3, R-4, P-1, HC-1, C-1, C-2, I and P/SP zoning districts. Steffens stated she felt Barmby went through the presentation to fast and asked Barmby to attend the meeting in person to explain the changes. Graham asked Barmby where the table of standard numbers came from. Barmby replied some were State requirements in the building code as to the minimum space you are allowed to provide for people to live. Barmby noted some changes were based on what the City's Comprehensive Plans required. Barmby stated she understood it was a lot of information to comprehend. Barmby informed the Board if they would prefer to continue the agenda item she would commit to come in person in April. Steffens explained how she would like the information presented. Graham asked if the City's comp plan was similar to the surrounding counties. Barmby replied it was similar and the State ultimately tells you what to put in your comp plan. Steffens motioned to continue the agenda item until April 19, 2021, second by Graham. Smith polled the Board; all were in favor except Phillips. Motion carried.

#### **Proposed ULDC Text Amendment for Solar Power Generation Facilities**

Barmby addressed the Board and discussed solar panel farms as a stand alone use and solar farms as an accessory use. Barmby explained some potential requirements for solar panels. Barmby stated the life of solar panels are typically 25-30 years. Graham stated he felt there would be more accessory uses of solar panels verses farms. Graham commented did not see any negative impacts on the environment. Phillips asked Barmby to draft language regarding solar farms.

#### **Old/New Business**

None

**Public Comment**

There was no Public present to comment.

Chairman Phillips adjourned the meeting at 6:33 p.m.

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Chairman Garry Phillips

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City Clerk Holly Smith