

The Wauchula Planning and Zoning Board met for its regular on Monday, March 21, 2022 at 5:30 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 Holly Smith.

Chairman Garry Phillips called the meeting to order

Approval of Minutes – November 15, 2021

Steffens motioned to approve the minutes from October 18, 2021, seconded by Graham. With no further discussion, Smith polled the Board; all were in favor. Motion carried.

Ordinance 2022-02 – Future Land Use Map Amendment for 827 and 855 Oak Street

Phillips announced the Public Hearing and opened discussion to the public.

Marisa Barmby – Central Florida Regional Planning Council

Barmby addressed the Board and explained Ordinance 2022-02. Barmby stated the current land use was medium density residential and the map amendment would change it to Agriculture.

Barmby stated the current zoning was R-3 and the zoning amendment would change it to Agriculture. Barmby noted the two parcels were 5.83 acres. Barmby stated the future land use was not consistent with the City's Future Land Use and the surrounding properties land use was medium density residential. Barmby stated the zoning was also not consistent with the City's Comprehensive Plan and the surrounding properties were zoned R-3. Steffens asked Barmby if the land use and zoning was changed would it decrease the surrounding property values.

Barmby replied she was not sure. Phillips asked Barmby if he what he heard Barmby say was that the requested change of the land use and zoning was inconsistent with the surrounding properties. Barmby stated that was correct and the request did not meet what the description of the purpose of the future land use and zoning districts for AG. Therefore, this makes the requested changes incompatible with the Future Land Use and the Comprehensive Plan.

Graham asked it would be platted, were there any limitations and why would the applicant want to go from residential to ag. Barmby stated she did not know and the applicant was not present. Long added the code does allow for migrant housing but it is only allowed in Ag or farm residential. Discussion was had on roads and rights of way. Barmby stated with the current zoning the properties (combined) could have 46 dwelling units on them. Long stated ultimately the request was inconsistent with the current land use and zoning in that area. Graham asked if an impact study could be done in regards to environmental and residential impacts. Johnson motioned for a continuation to a date and time certain. Phillips and Barmby stated no study would be done until the zoning was changed and exactly the property owners plan for the property. Phillips asked for a second and the motion died for the lack of a second. Graham motioned to recommend denial of Ordinance 2022-02 for the Future Land Use Map Amendment to the City Commission, seconded by Johnson. With no further discussion, Smith polled the Board; all were in favor. Motion carried (for denial of the Ordinance).

Ordinance 2022-03 – Rezone for 827 and 855 Oak Street

Phillips announced the Public Hearing and opened discussion to the public.

Graham motioned to recommend denial of Ordinance 2022-03 for the Zoning to the City Commission, seconded by Steffens. With no further discussion, Smith polled the Board; all were in favor. Motion carried (for denial of the Ordinance).

Old/New Business

None

Public Comment

There was no public present to comment.

Chairman Phillips adjourned the meeting at 6:05 p.m.

Chairman Garry Phillips

City Clerk Holly Smith