

The Wauchula Planning and Zoning Board met for its regular on Monday, May 17, 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 – April 19, 2021**

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

**Special Exception Request – Roy Brown 701 S. 6<sup>th</sup> Avenue**

Long address the Board and through the Land Development Code a bar was only allowed through a special exception. The special exception runs with the land and once the use stops the exception expires after 180 days.

Steffen motioned to approve the special exception request, seconded by Graham. With no further discussion, Smith polled the Board; all were in favor. Motion carried.

Roy Brown stated the last special exception you allowed staff/workers to live upstairs in the past. Long informed the Board that was not allowed for residential use.

**Ordinance 2021-01 – Hardee Crossings Phase 1 Final Plat**

Long addressed the Board and explained the minor changes since the preliminary plat. Long stated when the preliminary plat was first presented it was the entire property but the developer has changed the project into two phases. This phase consists of 14.56 acres and eight lots.

Clay Cobb and Mason Cobb explained the project in depth to the Board. C. Cobb explained the reason the project was broken into two phases was because SWFMD and the other permits would not be obtained in time to for the completion of Central Florida Healthcare.

Graham motioned to approve Ordinance 2021-01 with the one sidewalk and the 40-foot right of way and the 10-foot easement on both sides of the road, seconded by Steffens. 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 5:52 p.m.

---

Chairman Garry Phillips

---

City Clerk Holly Smith