The Wauchula Planning and Zoning Board met on Monday, June 17, 2019 at 5:30 p.m.

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

Also present were Community Development Coordinator Kyle Long and City Clerk Holly Smith.

Chairman Phillips called the meeting to order

Approval of Minutes – March 18, 2019
Waldron motioned to approve the minutes of March 18, 2019 seconded by Steffens.
Smith polled the Board, all were in favor. Motion carried.

Special Exception Review – 311 S. 7th Avenue
Long addressed the Board and discussed the special exception for 311 S. 7th Avenue. Long stated the property was currently zoned C-1 and residential use was permitted in a commercial district with a special exception. Long explained the lot size was .28 acres and the applicant was proposing approximately a 1500 square foot single family home. Long stated the special exception had to be approved prior to the applicant receiving any permits. Long noted all setbacks were met both in residential and commercial zoning. Long stated staff ran a comprehensive plan review to make sure the residential use fit the future land use and it did. Long added if approved the property could be residential forever unless the use is vacated for 180 days or six months. Long stated staff did not have any objections. Long informed the Board the applicant Travis Maldonado was present if they had any questions.
With no further comments Steffens motioned to approve the special exception for 311 S. 7th Avenue seconded by Johnson. Smith polled the Board, all were in favor. Motion carried.

Public Comment
There was no response to calls for Public Comment.

With no further business to discuss, a motion was made by Waldron to adjourn the meeting, seconded by Johnson. Phillips called for all in favor, all responded aye.
For those opposed like sign, no response. Motion carried.

Chairman Phillips adjourned the meeting at 6:10p.m.

_____   _____
  Chairman Garry Phillips   City Clerk Holly Smith