

The Wauchula Planning and Zoning Board met for its regular on Monday, June 20, 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**

**Special Exception Request – John Clendenon – 511 S. 7<sup>th</sup> Avenue**

Long addressed the Board and explained the special exception request for 511 S. 7<sup>th</sup> Avenue. Long stated the property was just under a half-acre and had a 1,566 square foot structure on it. The property owner wants to use the property as a rental. Long explained the property was zoned C-2 and in the LDC in order for a property to be used as residential it needed the Boards approval. Long stated the future land use and zoning would remain the same. Long explained if the request was approved it would remain with the land unless the use changed or was vacant for more than 180 days without a utility account. Long noted City staff did not have any objections.

Graham motioned to approve the special exception for 511 S. 7<sup>th</sup> Avenue, seconded by Steffens. With no further discussion, Smith polled the Board; all were in favor. Motion carried.

**Special Exception Request – Nettie Blum – 618 N. Florida Avenue**

Long addressed the Board and explained the special exception request for 618 N. Florida Avenue. Long explained the property was zoned C-2 with a residential request. Long noted this single-family house was built in 1920. Long stated the future land use and zoning would remain the same. Long explained if the request was approved it would remain with the land unless the use changed or was vacant for more than 180 days without a utility account.

Steffens motioned to approve the special exception for 618 N. Florida Avenue, seconded by Graham. With no further discussion, Smith polled the Board; all were in favor. Motion carried.

**Old/New Business**

Long advised the Board an enclave annexation on the southside of the city would be back before them in the near future.

**Public Comment**

There was no public present to comment.

Chairman Phillips adjourned the meeting at 5:17 p.m.

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Chairman Garry Phillips

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City Clerk Holly Smith

