

The Wauchula Planning and Zoning Board met for its regular on Monday, September 18, 2023 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 Stephanie Camacho.

Chairman Garry Phillips called the meeting to order.

Approval of Minutes – August 21, 2023

Steffens motioned to approve the minutes, seconded by Johnson.

With no further discussion, Camacho polled the Board; all were in favor. Motion carried.

Diana Street Development Discussion

Long addressed the Board and explained the desire to discuss the development due to its size and some changes that were made.

Alan Rayl – Rayl Engineering & Surveying 810 E Main St Bartow, FL

Rayl addressed the Board and reviewed some modifications to the development plan.

Ordinance 2023-10 ULDC ULDC Text Amendment Relating to Affordable Housing

Marisa Barmby – Central Florida Regional Planning Counsel

Barmby addressed the Board and explained this amendment was to bring the code compliant with the recently adopted Live Local Act which addresses providing opportunities for affordable housing throughout the state. Barmby stated this law allows for multi-family affordable housing developments in commercial zoning districts under certain criteria.

Barmby explained the criteria to the Board which would modify the language of section 203.05. Graham asked if this meant developers could low rent housing in Wauchula's commercially zoned areas. Long responded, yes, if they can meet the criteria. Graham commented that the Board had no voice in this matter since this was state mandated. The Board was reluctant to approve this ordinance, but felt there were no other options.

Graham motioned to approve Ordinance 2023-10, seconded by Johnson.

With no further discussion, Camacho polled the Board; all were in favor. Motion carried.

Public Comment

There was no public present to comment on other topics.

Old/New Business

None

Chairman Phillips adjourned the meeting at 5:50 p.m.

Chairman Garry Phillips

City Clerk Stephanie Camacho

