



PLANNING AND ZONING BOARD MEETING MINUTES

Monday, August 18, 2025 at 5:30 PM

Historic City Hall, Commission Chambers – 225 East Main Street, Suite 105

www.cityofwauchula.gov

INVOCATION

PLEDGE OF ALLEGIANCE

CALL TO ORDER

Phillips called the meeting to order at 5:30 pm.

ROLL CALL

PRESENT

Donna Steffens
Garry Phillips
Thomas Stanton
William Dowden

ABSENT

Wayne Johnson

STAFF PRESENT

Community Development Director Kyle Long
City Clerk Stephanie Camacho
Deputy City Clerk Melodie Kincaid

MINUTES FOR APPROVAL

1. Minutes for 3/17/2025 Planning and Zoning Meeting

Motion made by Stanton, Seconded by Steffens.

Voting Yea: Phillips, Dowden

PUBLIC COMMENT / NON-AGENDA ITEMS

No public comment presented.

ORDINANCES

2. Ordinance 2025-07 FLUM Amendment for School Board

Stefanie von Paleske-Bush, Central Florida Regional Planning Council

A presentation was provided to the Board for Ordinances 2025-07 and 2025-08 with the requested changes to public/semi public and C-2.

Voting for Ordinance 2025-07:

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Phillips, Stanton

3. Ordinance 2025-08 Zoning Amendment for School Board

Voting for Ordinance 2025-08:

Motion made by Steffens, Seconded by Stanton.

Voting Yea: Phillips, Dowden

4. Ordinance 2025-12 FLUM Amendment for 572 Stenstrom Rd

Stefanie von Paleske-Bush, Central Florida Regional Planning Council

A presentation was provided to the Board for Ordinances 2025-12 and 2025-13 with the requested changes to low density residential and R-2.

Voting for Ordinance 2025-12:

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Phillips, Stanton

5. Ordinance 2025-13 Zoning Amendment for 572 Stenstrom Rd

Voting for Ordinance 2025-13:

Motion made by Steffens, Seconded by Stanton.

Voting Yea: Phillips, Dowden

OLD BUSINESS

No old business was discussed.

NEW BUSINESS ADDED

Long notified the Board that the City had received a new application for a preliminary subdivision plat for the property at Bay St and 1st St, which the Board would see at a future meeting.

Long also noted that Board member, Wayne Johnson had missed 3 consecutive meetings due to health issues. Long explained the City's Land Development Code only stated that a member would no longer be able to serve on the Board after 3 absences, but did not list any possible exceptions, therefore Long stated he would consult with the City attorney for guidance on how to move forward.

ADJOURNMENT

With no further business to discuss, Phillips adjourned the meeting at 5:51 pm.

City Clerk Stephanie Camacho

Chairman Garry Phillips