



PLANNING AND ZONING BOARD MEETING MINUTES

Monday, June 15, 2026 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

Chair, Garry Phillips called Meeting to order @ 5:31pm

ROLL CALL

PRESENT

Donna Steffens

Garry Phillips

William Dowden

ABSENT

Thomas Stanton

STAFF

Melodie D. Kincaid, Deputy City Clerk

Kyle Long, Community Development Director

MINUTES FOR APPROVAL

1. Minutes for March 16, 2026 Planning and Zoning Meeting

Minutes for March 16, 2026 Planning and Zoning Meeting were approved

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Steffens, Phillips, Dowden

PUBLIC COMMENT / NON-AGENDA ITEMS

None

ORDINANCES

2. Ordinance 2026-10 Zoning Amendment for Hardee BOCC US 17

Presented by Jeff w/ CFRPC explained the proposed zoning for this property.

Existing Future Land Use, Zoning.

Explained Surrounding Uses or neighboring properties

Master Dev Plan is required, a part of the PUD Zoning.

Focus being the NW Portion of the Northern Parcel

Development Standards are applied; PUD conditions and requirements

FEMA Flood Hazards, not impacted by this project

Bill Connerly of Kimley-Horn provided PowerPoint to discuss landscape buffers and other information such as Architectural Elements, what rear of the building can look like, just general ideas of the plan, What the facility would look like from Heard bridge Rd, Storm Water Pond etc.

Jeff w/ CFRPC come back to continue his presentation regarding the Commission Approval of the 1st reading.

Vote is based on the Ordinance as a whole, accepting ALL conditions

Motion made by Dowden, Seconded by Steffens.
Voting Yea: Steffens, Phillips, Dowden

ITEMS TO DISCUSS

None

OLD BUSINESS

Kyle discussed old Business

Preliminary Plats

Gardens at Mid Town and East Bay Street Construction plans have been approved, moving forward with construction.

Once infrastructure is put in and city accepts it, it will come back to P & Z for final plat approval

REMINDERS

None

ADJOURNMENT

Chair, Phillips adjourned Meeting at 558pm

Garry Phillips, Chair

Melodie D. Kincaid, Deputy City Clerk