



PLANNING AND ZONING BOARD MEETING MINUTES

Monday, March 16, 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

Meeting was Called to Order by Gary Phillips @ 5:00pm

ROLL CALL

PRESENT

Donna Steffens

Garry Phillips

William Dowden

Also, Present

Melodie Kincaid, City of Wauchula, Deputy City Clerk

Kyle Long, City of Wauchula-Community Development Director

ABSENT

Thomas Stanton

MINUTES FOR APPROVAL

1. Minutes for 02/16/2026 Planning and Zoning Meeting

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Phillips

ITEMS TO DISCUSS

2. 116 W Main St Mural

Prior to discussing this item, Kyle went over Codes with Board Members so they better understand in making their decision. Kyle presented documentation for the mural project at 116 W. Main Street.

After discussion the Board Voted

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Steffens, Phillips, Dowden

3. 131 W Main St Mural

Kyle presented documents and images for the mural project at 131 W. Main Street.

After discussion, the board voted

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Steffens, Phillips, Dowden

4. EAR Based Amendments Agenda Report

Stephanie with CFRPC made presentation of details and information on this item
This is just for information purposes only, there will not be any voting today on this item.

Includes information on framework, how the city will grow, develop, resources, schools, infrastructure, etc to be reviewed every 7 years. Details on a comp plan, general house keeping items, updates, etc.

No discussion was had and no questions from the board

5. Preliminary Plat - Gardens at Midtown

Stephanie with CFRPC presented details and information on this item

After going over conditions, with Sara Evers via Zoom, Brian Hunter of Hunter Engineering had questions about Condition #3

Jackie Meeks, Treasurer of Wauchula Womens Club spoke her concerns about the trees on the property. Hunter provided blueprint of the property and went over the plan with the existing trees.

Motion was made by Steffens to approve removing the word "NOT" in Condition 3
2nd made by Dowden

All were in favor to remove the word "NOT" in condition #3

ORDINANCES

6. Ordinance 2026-06 FLUM Amendment for 119 Ohio Avenue

Stephanie with CFRPC presented details and information on this item.

Kyle added information about the applicant

After further discussion

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Steffens, Phillips, Dowden

7. Ordinance 2026-07 Zoning Amendment for 119 Ohio Avenue

Stephanie with CFRPC presented details and information on this Rezone

After further discussion

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Steffens, Phillips, Dowden

8. Ordinance 2026-09 Subdivision Regulation Modification

Stephanie with CFRPC presented details and information on this item.

There was no additional discussion

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Steffens, Phillips, Dowden

PUBLIC COMMENT / NON-AGENDA ITEMS

No Public Comments of Non Agenda Items

OLD BUSINESS

No Old Business to discuss

REMINDERS

None

ADJOURNMENT

Phillips adjourned meeting @ 6:12pm

Garry Phillips, Chair

Melodie D. Kincaid, Deputy City Clerk