



PLANNING AND ZONING BOARD MEETING MINUTES

Tuesday, February 17, 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 Phillips @ 5:31pm

ROLL CALL

In Attendance

Kyle Long - City of Wauchula

Melodie Kincaid - Deputy City Clerk

Donna Steffens

Garry Phillips

Thomas Stanton

William Dowden

MINUTES FOR APPROVAL

1. Minutes for 11/17/2025 Planning and Zoning Meeting

Minutes for 11/17/2025 Planning and Zoning Meeting were approved

Motion made by Stanton, 2nd by Dowden

All in Favor to approve minutes

PUBLIC COMMENT / NON-AGENDA ITEMS

None at this time

ORDINANCES

None to discuss

ITEMS TO DISCUSS

2. Special Exception - 417 Heard Bridge Road

Kyle Long presented documentation and images to discuss this item

Received application from Dubery Engineering - to demo and rebuild the structure on this property. owned by Roy Bowland - there was a rep online via zoom if there were any questions.

The property is currently zoned C2 and coming before P & Z Board for approval by special exception per Land Development Code, because LDC doesn't not specify "Single Family Residence" as the subject structure will be utilized for. The Exception will run with the land which means it will continue on to the next property owner and

can not be vacant for more than 6 months or will have to be re-approved

Motion was made by

The Board did not have any questions or further discussion, and all were in favor of this special exception

Motion was made by Steffens, 2nd by Dowden

OLD BUSINESS

No old business to discuss

REMINDERS

Kyle Long commented the next P & Z Meeting would be quite long. There was a lot on the agenda already

ADJOURNMENT

With no further discussion, Meeting was adjourned at 5:36pm by Phillips