



PLANNING AND ZONING BOARD MEETING MINUTES

Monday, September 21, 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

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

ROLL CALL

PRESENT

Donna Steffens

Garry Phillips

William Dowden

Sam Rich

STAFF PRESENT

Stephanie Camacho, City Clerk

Kelly Dugan, Deputy City Clerk

MINUTES FOR APPROVAL

1. Minutes for 06/15/2026 Planning and Zoning Meeting

Motion made by Dowden, Seconded by Steffens.

Voting Yea: Steffens, Phillips, Dowden, Rich

All in favor

PUBLIC COMMENT / NON-AGENDA ITEMS

ORDINANCES

2. ORDINANCE 2026-13 EAR Based Text Amendments

Update references to the 10-year and 20-year Planning Period

Future Land Use Element

New Policies added to comply with Florida statutes

-Policy 1.7, 1.9, 1.10, 1.17

-Objective 3-Residential Land use Compatibility

Transportation Element

Objective and policies related to safety expanded and separated

-Objective 9

Objective and policies added to reflect transit initiatives

-Objective 10

Housing Element

New Policy added to comply with Florida Statutes

-Policy 2.8 and 2.9

Intergovernmental Coordination Element

Policy added to address Mitigation Working Group

-Policy 1.4

Planning and Zoning Board recommended approval with changes to the 2026 Comprehensive Plan Update

-The request to change the acronym **ICE (Intergovernmental Coordination Element)** to **IGC** in Policies 8.1 and 8.3 was denied.

-Policy 1.9, Future Land Use Element, said Sebring instead of Wauchula

Motion made by Steffens, Seconded by Dowden.

Voting Yea: Steffens, Phillips, Dowden

All in favor

ITEMS TO DISCUSS

3. Special Exception - 409 N Florida Avenue

The property owner at 409 N. Florida Ave. requested approval to rebuild the home within the existing zoning designation through the Florida Rebuild Program.

Motion made by Dowden, Seconded by Steffens.

Voting Yea: Steffens, Phillips, Dowden, Rich

All in favor

OLD BUSINESS

REMINDERS

ADJOURNMENT

Adjourned at 5:59 pm