



PLANNING AND ZONING MINUTES

Monday, March 17, 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.

ROLL CALL

PRESENT

Donna Steffens

Garry Phillips

Wayne Johnson

STAFF PRESENT

Kyle Long, Community Development Director

Stephanie Camacho, City Clerk

MINUTES FOR APPROVAL

1. Minutes for 12/16/2024 Planning and Zoning Meeting

Motion made by Steffens, Seconded by Johnson.

Voting Yea: Phillips

PUBLIC COMMENT / NON-AGENDA ITEMS

No public comments were presented.

ORDINANCES

2. Ordinance 2025-06 ULDC Text Amendment Relating to Fencing

Brenda Torres, Central Florida Regional Planning Council

Torres presented the proposed amendments to the ULDC, addressing requirements for fencing under Section 3.01.04 Blocks, Yards, Lots, and Fences. To provide better clarity to the fence requirements, the Fence portion of this section (3.01.04(G)) was deleted and rewritten under Section 3.01.05 Fence Permits. The proposed language incorporated many of the requirements from the existing Code. Language was amended relating to general requirements, fence placement for residential lots relative to corner lots, and double fronting lots. The amendment addressed required fences and optional fences, as well as existing fences.

Phillips opened the public hearing. No comments were presented. The public hearing was closed.

Motion made by Steffens, Seconded by Johnson.

Voting Yea: Phillips

3. Ordinance 2025-04 Sheriff's Office FLU Map Amendment

Brenda Torres, Central Florida Regional Planning Council

Torres presented a combined presentation for ordinance 2025-04 and ordinance 2025-05, amending the FLU map and assigning a zoning due to the property being recently annexed into the city limits.

Phillips opened the public hearing.

Laura and Mark Gilliard - 932 Heard Bridge Rd Wauchula, FL 33873

Mr. Gilliard shared his concerns regarding the potential construction of a new sheriff's office complex said to be built at this location. Some concerns included increased traffic in the neighborhood east of the property, as well as the type of facility (jail and treatment center) being so close to family homes. Mr. Gilliard also stated he felt the facility would be better located near the hospital.

With no further discussion, the public hearing was closed.

Motion made by Steffens, Seconded by Johnson.

Voting Yea: Phillips

4. Ordinance 2025-05 Sheriff's Office Rezone

Motion made by Steffens, Seconded by Johnson.

Voting Yea: Phillips

OLD BUSINESS

None presented.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 6:24 p.m.