



CITY COMMISSION AND CRA BOARD WORKSHOP MINUTES

Monday, June 02, 2025 at 5:00 PM

Historic City Hall, Commission Chambers – 225 East Main Street, Suite 105

www.cityofwauchula.gov

INVOCATION

PLEDGE OF ALLEGIANCE

CALL TO ORDER

R. Smith called the workshop to order.

ROLL CALL

PRESENT

Commissioner Anne Miller
Mayor Pro Tem Russell Smith
Commissioner Sherri Albritton
Commissioner Gary Smith

ABSENT

Mayor Keith Nadaskay

STAFF PRESENT

City Manager Olivia Minshew
Deputy City Manager John Eason
Assistant City Manager Sandee Braxton
Chief of Police Ron Curtis
Director of Projects and Procurement Ward Grimes
CRA Director Jessica Newman
Community Development Director Kyle Long
Code Enforcement Officer Raina Bergens
City Attorney Kristie Hatcher-Bolin
City Clerk Stephanie Camacho

OPEN COMMISSION WORKSHOP

1. Code Enforcement Update

Bergens presented code enforcement updates from October 1, 2024-June 1, 2025.

2. Planned Unit Development (PUD) Process Discussion

Marisa Barmby - Central Florida Regional Planning Council
Barmby presented the PUD process with examples of Master Development Plans and conditions of development. Barmby shared the differences between straight zoning and the PUD process, and explained the Commission has less input on straight zoning than they would through a PUD. Some discussion was had to answer questions from the Commission regarding this process.

3. Resolution 2025-09 FDOT Supplemental Agreement - Tennessee Street

Long presented the resolution to enter into a supplemental agreement with FDOT for an additional \$50,000 in SCOP funding for certain improvements on Tennessee Street.

4. Potential Lease Opportunity of 723 Green St Facility

Grimes addressed the Commission, stating the City had been approached by an organization inquiring about leasing this building. Grimes explained the building was currently used by a local boy scout group however, the group was not meeting there and they were only using the building for storage. The City offered another option to store their items in order open up the opportunity to enter into a long term lease agreement. Grimes stated staff was looking for input from the Commission on moving forward.

After some discussion, the Commission felt it would be a good idea to move forward with preparing a RFP to bring back at a later date.

CITY ATTORNEY REPORTS

No report.

CITY MANAGER REPORT

Report given.

CITY COMMISSIONER REPORTS

No report.

CLOSE COMMISSION WORKSHOP

R. Smith closed the Commission workshop and opened the CRA workshop.

OPEN CRA WORKSHOP

5. TIF Program Extension Request - 312 Diana Ave

Newman presented the request to extend from July1, 2025 to September 1, 2025. The developer was in attendance and shared the progress of construction.

6. CRA Overview

Newman provided a CRA overview of the historical progress of the CRA district, as well as how the CRA is funded.

ADJOURNMENT

With no further business to discuss, R. Smith adjourned the workshop at 6:35 p.m.