



CITY COMMISSION AND CRA BOARD WORKSHOP MINUTES

Monday, April 06, 2026 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

Nadaskay called the workshop to order at 5:00 pm.

ROLL CALL

PRESENT

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

STAFF PRESENT

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

OPEN COMMISSION WORKSHOP

Nadaskay opened the City Commission workshop.

1. Revocable License Agreement - Pamela Sellers & Kassie Knight

Kassie Knight addressed the Commission and stated they have not been able to obtain insurance as required by the agreement. The Commission and Hatcher-Bolin asked if it could not be insured due to the property not belonging to them, and they confirmed that was the case. Hatcher-Bolin explained the concern for liability on the City in the event an incident were to occur. The Commission was agreeable to delay this item for an additional month to allow more time to attempt to obtain insurance before a final decision is made.

This item will be moved to the May workshop agenda.

2. Discussion re Trailers for Signs for Industrial or Farmer's Markets

Marisa Barmby - Central Florida Regional Planning Council

Barmby provided information specific to the City's land development code regarding signage requirements and allowances. She also provided information on existing industrial properties in the City. Barmby stated most jurisdictions do not allow trucks for signage in their codes.

Long stated he had not had any feedback from Mr. Burgins regarding any further communication with the State. Albritton stated the best solution would be for Burgins to work the signage issue out with the State. Miller stated she didn't want to open potential issues. Albritton suggested to push this topic until we have more information from the State. Nadaskay suggested City staff make a call to the State to see if we could work together on this issue.

3. Discussion re Gardens of Midtown Preliminary Plat

Marisa Barmby - Central Florida Regional Planning Council

Barmby explained the developer was requesting approval of the preliminary plat, also stating that the Planning & Zoning Board approved the layout only at their March meeting. Barmby shared a presentation and reviewed the preliminary plat, which included a parking lot that would be deeded to the City.

4. Ordinance 2026-06 FLU Amendment for 119 Ohio Ave

5. Ordinance 2026-07 Zoning for 119 Ohio Ave

Marisa Barmby - Central Florida Regional Planning Council

Barmby presented items 4 and 5 together. Barmby explained the proposed future land use was medium density residential and the proposed zoning was R-3 multi-family residential. She reviewed the comparisons between the property's current County assignments and the requested City assignments. She also stated the Planning & Zoning Board voted to approve both requests at their March meeting.

Barmby and Long answered questions from the Commission.

6. Ordinance 2026-09 ULDC Text Amendment for Administrative Approval of Final Plats

Marisa Barmby - Central Florida Regional Planning Council

Barmby shared a presentation on this 2025 State amendment to language in Florida Statute regarding administrative approval of final plats. Barmby highlighted the proposed amendments and noted the Planning & Zoning Board approved the amendment at their March meeting.

7. Resolution 2026-10 Variance Request - 0 Heard Bridge Road

Long presented the resolution, stating the property was currently in a split zone status. Long explained the applicant desired to build a duplex on the property and was requesting a variance to reduce the minimum lot width on this R-2 property from 80' to 60' in order to allow for this construction.

Travis Maldonado - 3545 Oaks Bend

Maldonado, the property owner, explained his vision for this addition to the community and answered questions from the Commission.

8. COW Surplus Vehicles

Grimes presented the vehicles for surplus.

Unit# TRK2203

VIN# 1FTMF1CB1NKD03626

2022 F150 Regular Cab Pickup

15,833.8 Miles / 1047 Total Hours

Unit# 37B
VIN# TNT0494E00150
30' Gooseneck Trailer

Grimes also stated the City requested to surplus a service body truck back in November however, staff found a use for that vehicle and would like to un-surplus it.

9. Special Event Application - Hometown Happy Hour

Newman presented the event application.

10. Strategic Plan Update

Minschew presented the dashboard with data as of April 2026.

CITY ATTORNEY REPORTS

No report.

CITY MANAGER REPORT

Report given.

CITY COMMISSIONER REPORTS

No report.

CLOSE COMMISSION WORKSHOP

Nadaskay closed the City Commission workshop.

OPEN CRA WORKSHOP

Nadaskay opened the CRA workshop.

11. TIF Agreement for Bay St & 1st Ave

Newman presented the agreement that was finalized after the TIF application was approved at the February 9, 2026 CRA Board Meeting. She highlighted points from various sections of the agreement to review with the Board.

12. Discussion re Brownfield Monitoring During Construction

Newman addressed the Board regarding the paving project previously presented by The Development Group. Newman stated the project would require monitoring of the soil and proper disposal of the excavated material. She explained that the CRA was interested in partnering with The Development Group and advised that the estimated cost for monitoring, recording, and related services was approximately \$101,500.00.

Newman further explained that the CRA had originally budgeted \$1,000,000.00 this fiscal year for development following the demolition of the old power plant. However, since that project was not likely to occur within the current budget year, she requested that a portion of those funds be reallocated to cover the monitoring costs associated with the paving project.

REMINDERS

ADJOURNMENT

With no further business to discuss, Nadaskay adjourned the workshop at 7:26 pm.