



CITY COMMISSION AND CRA BOARD WORKSHOP MINUTES

Monday, February 02, 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

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

ABSENT

Commissioner Anne Miller

STAFF PRESENT

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

OPEN COMMISSION WORKSHOP

Nadaskay opened the Commission workshop.

1. The Development Group Alleyway Discussion

Amy Tubbs & Melanie Roberts - The Development Group

Tubbs and Roberts presented The Development Group's alleyway project concept as part of their Building a Vibrant Community project. Tubbs explained the project would generate tangible benefits through economic development, draw people into downtown Wauchula, connect foot traffic to Main Street, and activate an underutilized space to encourage exploration of shops, dining, and downtown experiences. Tubbs presented design possibilities to include murals, planters, benches, metal gates, brick walkways, parking lots, and lighting. She also discussed different funding opportunities and partnerships in order to bring this project into fruition.

2. The Development Group Update

Sarah Evers - The Development Group

Evers, having stepped into the role of CEO with The Development Group in October 2025, presented her 90 day plan, focused on building financial clarity, aligning organizational priorities, strengthening stakeholder relationships, and establishing a clear direction for 2026.

3. Special Event Application - 70's Reunion

Janice Wheeler presented the special event application, requesting to close a portion of Main St, as well as a waiver for the open container ordinance to allow patrons the opportunity to consume alcohol at the park. She also asked to extend the noise ordinance from 9:00 pm to 10:00 pm.

4. Special Event Application - 80's Reunion

Mary Jane Cimmino presented the special event application, requesting to close a portion of Main St, as well as a waiver to extend the noise ordinance from 9:00 pm to 11:00 pm. She also requested a waiver of the open container ordinance.

5. Special Event Application - Swine & Wine

Kaylee Webb - Hardee County Chamber of Commerce

Webb presented the special event application for the Leadership Hardee fundraiser.

6. Fence Discussion

Long presented a timeline of the non-compliant fencing issue that began in 2024 with Mrs. Sellers' property. Long stated no decision was made at that time due to the City already having plans to amend the Code regarding fencing requirements. He stated that, once the fencing regulations were updated, Mrs. Sellers' fence still did not meet code requirements. Long also noted the old chain link fence was still in place on the other side of the newly constructed fence.

Long stated he had discussed options with the City attorney and presented those to the Commission.

The first option would be to require the property owner to bring the fence into compliance, which would require the fence to be moved to the correct set-back and lowered to meet height requirements.

The second option would be to allow the fence to remain and enter into a revokable license agreement with the property owner.

Hatcher-Bolin explained the process of a revokable license agreement, stating it could be tailored to include terms established by the City. She also stated the agreement would only cover the issue of the fence being in the right of way, and would not include the issue on non-conformity. Long noted that the fence was taller than the code allowed and approximately 8 feet in the City's right of way.

The Commission and staff engaged in lengthy conversation, landing in agreeance to require the property owner to get a permit, which was not initially obtained when the new fence was constructed, and directed staff and the City attorney to work on a revokable license agreement.

7. Code Enforcement Update

Bergens presented the Code Enforcement update for the first quarter of fiscal year 2025-2026.

8. Resolution 2026-04 FDOT PTGA Wauchula Municipal Airport Terminal Improvements Project

Eason presented the resolution, authorizing the City Manager to enter into a grant agreement with FDOT in order to design, bid and construct a new airport terminal building.

9. Resolution 2026-05 FDOT PTGA Wauchula Municipal Airport T-Hangar Improvements

Eason presented the resolution, authorizing the City Manager to enter into a grant agreement with FDOT in order to design, bid and construct a new 10-unit t-hangar building at the airport.

10. Resolution 2026-06 Heritage Park Facilities Improvements

Long presented the resolution, authorizing the City Manager to enter into a grant agreement with Florida Department of Commerce for the purpose of constructing new bathrooms at Heritage Park.

11. Quarterly Financial Update

Braxton presented the quarterly financial report.

CITY ATTORNEY REPORTS

No report.

CITY MANAGER REPORT

Report given.

CITY COMMISSIONER REPORTS

No report.

CLOSE COMMISSION WORKSHOP

Nadaskay closed the Commission workshop.

OPEN CRA WORKSHOP

Nadaskay opened the CRA workshop.

12. Revitalization Grant Application - 113 N 7th Ave

Newman presented the grant application for 113 N 7th Ave. Newman stated the cap award on this project is \$50,000.

Clay Cobb was present to answer questions about the project.

13. TIF Application - 113 N 7th Ave

Newman presented the TIF application for 113 N 7th Ave.

14. Revitalization Program - 2nd Grant Cycle

Newman presented the second grant cycle to be open from February 16-April 10, 2026.

15. TIF Application - Bay Street Subdivision

Newman presented the TIF application submitted for the Bay Street Subdivision. Sergio Jimenez with Rhino Construction was presented to answer any questions.

REMINDERS

ADJOURNMENT

With no further business to discuss, Nadaskay closed the workshop at 7:24 pm.

Richard K. Nadaskay, Mayor

Stephanie Camacho, City Clerk