



CITY COMMISSION AND CRA BOARD WORKSHOP MINUTES

Monday, March 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

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
Director of Project Management and Procurement Ward Grimes
Community Development Director Kyle Long
City Attorney Kristie Hatcher-Bolin
Chief of Police Ron Curtis
CRA Director Jessica Newman

OPEN COMMISSION WORKSHOP

Nadaskay opened the Commission Workshop.

1. **Downtown Market Study & Vision Presentation**

Tripp Muldrow - Arnett Muldrow & Associates

Muldrow provided a presentation of the vision study that was conducted for Wauchula's downtown area. He provided data and statistical information, as well as suggestions to incorporate specific types of components that would increase traffic and economic growth in Downtown Wauchula.

Newman explained there were a variety of projects already underway that came out of this study and additional projects that may be proposed in the future.

2. **Inland Port Feasibility Study Update**

Jamie Gwaltney - Kimley-Horn

Gwaltney explained the objective of the study was to determine the viability of developing an inland port, identify potential properties along the CSX railroad corridor, and provide possible next steps for consideration.

Gwaltney stated inland ports were typically developed in areas where cargo is already moving through. The economic analysis included background on inland ports, commodity flows, port connectivity, labor requirements, industrial real estate, and potential occupiers. The study determined that Wauchula was not in a competitive position to attract containerized imported goods handled at Port Tampa Bay and SeaPort Manatee therefore, an intermodal site was not feasible in Wauchula.

Potential alternative sites were looked at for both intermodal and rail-centric facilities and the study determined those alternate locations to be outside of the City limits.

Gwaltney reviewed the final results of the study, which included the following:

1. An inland port near Wauchula would not support intermodal cargo.
2. The western limits of Wauchula were approximately five miles from the CSX mainline.
3. There were sufficient sites to develop a rail-centric inland port in Hardee County adjacent to the CSX mainline. 17 sites were evaluated and 2 sites were recommended as potential locations.
4. Business opportunities for a rail-centric inland port include exporters of recycled products and/or manufacturing related industries that need rail service and available land. Identifying a key anchor tenant would be an important first step.
5. It was likely that Wauchula would benefit from industrial development within the City from a successful rail-centric inland port in the County.

Vance Coley - via Zoom on behalf of the Hardee County IDA

Coley shared some background on how this study came to fruition. He thanked the City of Wauchula for working with the IDA on this study and answered questions from the Commission.

3. Community Patriotic Event - Jim Beckley

Mr. Beckley shared information for the free community event celebrating the 250th birthday of the United States of America. The event will take place at the Hardee County Civic Center on Friday, June 26, 2026.

4. Bid Documents - Wauchula Municipal Airport Design/Build 10-Unit T-Hangars

Eason presented the bid documents to construct a new 10-unit t-hangar building.

5. Lease Agreement with Hardee County - SW Water Tower Project

Eason presented the agreement to lease a portion of land from the County in order to construct drinking water infrastructure in the southwest quadrant of Wauchula.

6. Resolution 2026-03 Heardbridge Rd Watermain

Long presented the resolution to accept the grant agreement for funding in the amount of \$510,000.00 for the construction of a new waterline along Heard Bridge Rd.

7. Comprehensive Plan Evaluation & Appraisal Report Overview

Marisa Barmby - Central Florida Regional Planning Council

Barmby presented the comprehensive plan evaluation, stating the State required agencies to update their plan every 7 years. Barmby explained the biggest update in the plan was updating the horizon year from 2030 to 2050. She also touched on the general housekeeping items that were being reviewed and amended as needed, which included updating requirements from Florida Statutes, updating references to the 10-

year and 20-year planning period, updating timing related policies, and updating references to agencies with name changes. Barmby finished with an overview of the expected timeline, noting the Commission adoption hearing would be sometime in fall 2026.

8. Revokable License Agreement with Pamela Sellers & Kassie Knight

Long presented the agreement, noting a few highlights - 90 days to bring the fence into compliance, 25-year term, insurance requirement

Hatcher-Bolin noted some language throughout that may need to be amended in order to be more specific on certain terms of the agreement.

9. Annexation of 119 Ohio

Long presented the proposed ordinance to annex the property into the City limits.

10. Ordinance 2026-04 Modifying Water and Sewer Capital Connection Fees

Braxton presented the ordinance, noting the proposed connection rate changes which were based on the recommendation from the most recent rate study conducted.

Braxton answered questions from the Commission. The Commission discussed their thoughts on the current and proposed connection fees.

John Raymond - Barkdoll Land Development, Zolfo Springs

Raymond addressed the Commission as the developer of two large housing projects in Wauchula, Bay Street subdivision and Gardens at Midtown. Raymond stated the projects had already been in the works for some time and, due to the moratorium that had been in place, they were not expecting this increase in fees. He suggested a tiered approach to the rates being proposed for those who may already be in the process of a project.

Jonathan Scott - 2014 Popash Rd

Scott noted he works for Neil Communities, working with developers in different areas. Scott stated the impact of these fees would "squash" the entire subdivision project due to their very narrow profit margins.

Some discussion was had regarding possible options. A potential approach was to implement the new rates as of October 1, 2026 but to allow developers to pay those fees in advance at the current rates in order to lock in their connection fees.

ADD-ON: PUBLIC COMMENT ON NON-AGENDA ITEMS

Caleb Burgin - Burgin Farmers Market

Burgin addressed the Commission stating he recently received notice from the City of Wauchula's code enforcement department that his business sign was not compliant with City code regulations. Burgin stated he was leasing the property from the State, who would not allow him to place a permanent sign in their right-of-way, but did allow for a sign attached to a trailer, which was not allowed by City code. Burgin requested the City consider amending the code to allow signs on trailers.

Long explained the code requirements regarding signage and noted that the City had recently required another business to move their sign that was placed on a box truck. Long provided a suggestion to amend the code to allow for trailered signage within the industrial zoning district with certain restrictions.

The Commission discussed this at length. They were open to the amendment and directed staff to come back with drafted language at a future meeting.

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.

11. CRA RFQ 26-01 Professional Architectural Services - Historic City Hall

Newman presented the bid documents to receive professional architectural services for phase V of auditorium renovations.

12. CRA RFP 26-01 Utility and Sidewalk Improvements - Bay St and 1st Ave

Newman presented bid documents to receive proposals for the utility and sidewalk improvements at Bay St and 1st Ave.

13. Krause Services Contract Discussion

Newman presented the current contract with Krause Services and requested to extend for an additional 6 months. Newman explained the City originally budgeted additional positions for Parks & Grounds to take over maintenance of the service area however, staff felt it would be a smoother transition to amend this contract for additional time.

REMINDERS

ADJOURNMENT

With no further business to discuss, Nadaskay adjourned the workshop at 8:05 pm.