

On Monday, April 4, 2022 at 5:00 p.m., the City of Wauchula Commission met for its regular scheduled workshop.

Cobb called the workshop to order.

Commissioners present were Mayor Pro-Tem Neda Cobb, Russell Smith, Commissioner Sherri Albritton and Gary Smith. Mayor Keith Nadaskay was absent.

Also present were City Manager Terry Atchley, Deputy City Manager Olivia Minshew, Assistant City Manager/Police Chief John Eason, Assistant City Manager/Finance Director Sandee Braxton, Community Development Director Kyle Long, Communication Director Cheyenne Pohl, Director of Project Management and Procurement Ward Grimes, Community Redevelopment Director Jessica Newman, City Attorney Kristie Hatcher-Bolin and City Clerk Holly Smith.

The consensus of the Commission was to move Tabs 7 and 8 after Tab 1.

Discuss Advent Health Rehab Center

Denise Grimsley with Advent Health addressed the Commission. Grimsley explained the plans for the next twenty-four months was to vacate the space where the rehab was and resume the cooking classes and educational classes in that area. Grimsley noted land beside the hospital had been purchased for the construction on a new rehab facility. Grimsley stated Advent Health would like to continue the current lease.

Ordinance 2022-02 – Future Land Use Map Amendment for 827 & 855 Oak Street

Ordinance 2022-03 – Rezone for 827 & 855 Oak Street

Long addressed the Commission and explained staff had received an application for the future land use map amendment and rezone for 827 & 855 Oak Street.

Marisa Barmby – Central Florida Regional Planning Council

Barmby addressed the Commission and explained the applicants request was to change the future land use classification from medium density residential to agriculture and the zoning from multiple family residential to agriculture. Barmby stated the property was approximately 5.83 acres and consisted of two lots. Barmby explained the property currently had a single-family residence and a multi-family residence on it. Barmby advised the Commission the requested future land use map amendment and rezone were not consistent with the City of Wauchula Comprehensive Plan and the City of Wauchula Land Development Code. Barmby noted the Planning & Zoning Board recommended denial of both ordinances. R. Smith asked how long the property had been in the city. Staff replied for years. R. Smith asked if migrant/farm labor housing was proposed for the property. Long stated that had been relayed to him, however if the property was changed to Ag an array of other things could be put on the property. Barmby stated migrant housing was regulated by the Health Department.

Giovanni's Purchase Agreement

Atchley addressed the Commission and explained that Brent Stephens was in agreeance with the proposed purchase agreement of 221 West Main Street for \$165,000 and the \$10,000 investment in Heritage Park within three years. Atchley stated first right of refusal was in the contract. Albritton suggested adding verbiage about Just Market Value with the first right of refusal.

Electric Substation Concept Renderings

Pohl address the Commission and presented concept renderings of a mural park created by HHS students. The consensus of the Commission was rendering number three with the Wildcat helmet. Albritton asked Minshew what were the next steps. Minshew stated the engineer working on the project would start developing biddable bids and specs depending on whether the entire building will be torn down or partial torn down removing the hazardous material. Minshew added the proposed renderings were not part of the engineer's original scope of work. Atchley stated the next step was for the Commission to decide whether to tear the entire building down or partial demolition with hazardous material removal. Albritton stated she still struggled with tearing the building down. The Commission expressed their appreciation to the HHS students for the proposed renderings.

Discuss Cemetery Fence

Long addressed the Commission and presented the fence possibilities at the cemetery. The possibilities were as follows: 4, 6, 8-foot fence sizes were possible; could be a solid or chain-link (non-residential); must meet clear visibility triangle at driveway entrances and would have to be placed with right of way depending on plot locations. Long noted some cemetery plots may be within the right of way. Long stated he had been able to locate a survey but would continue searching for one. Cobb stated this was a very sentimental topic and felt a fence was needed for privacy. Atchley discussed the challenges with putting up a fence (ex. Removal of large oak trees and spot fencing). Albritton stated she would prefer spot fencing and leaving the trees. Atchley asked the Commission what type of fence they were considering. R. Smith stated he was not stuck on solid fencing and asked if the need could be met with a cable or a type of rope. Atchley stated he was unsure of what the need was. Cobb asked was the fencing just on Stenstrom. Albritton stated she was good with just Stenstrom and not a privacy fence. Minshew noted a survey would need to be done to determine where a fence could go. Atchley stated surveyors are backed up at this time and the cost has gone up tremendously but he would get some costs on how much a survey would be and bring back a more realistic cost.

Recommendation for RFP 22-01 Water & Wastewater Utility Rate Study

Eason addressed the Commission and presented staffs recommendation on RFP 22-01 for Water & Wastewater Rate Study. Eason explained three proposals had been received and staff recommended GovRates, Inc.

Recreation Grant Agreement Extension for Parks at Peace River

Atchley addressed the Commission and explained the Recreation Grant Agreement Extension for Parks at Peace River. Atchley explained this was an EDA grant and was a formality to extend the grant and continue the project.

Surplus of Police Department Vehicles and Equipment

Eason addressed the Commission and presented the vehicles and equipment requesting to be surplus. Eason explained the drones the Police Department were asking to be surplus were not allowed to be used for governmental use after January 1, 2023 and would like to purchase a couple of drones from the approved list from the Law Enforcement Trust Fund.

Sammy Delatorre

Delatorre addressed the Commission and stated there was a building he started at 604 S. 6th Avenue and wanted to ask the Commission if he could paint the exterior of the building a brick pattern instead of putting a bunch of holes in the building for stucco. Cobb informed Delatorre the Commission had voted on the original plans Delatorre presented which included façade on the front and sides of the building. Delatorre replied he knew if he put a bunch of holes in the metal eventually it would deteriorate and rust

would be a major problem. Albritton asked Delatorre on his original plan when he agreed to do stucco was he not building a metal building then. Delatorre stated that was his original plan but he did not want to put holes in the building for the stucco. Albritton stated however you were originally going to do the stucco. Delatorre added to stucco the entire building would be a financial burden. Albritton replied I do not think you have to stucco the entire building. Delatorre replied no just the front and sides. Cobb asked Delatorre if his building was complete with the exception of the façade. Delatorre replied yes. Cobb asked Delatorre how long had the building been completed. Delatorre replied approximately nine or ten months. Delatorre stated he wanted to have a concrete slab poured on the side of the building but it had not been done and was holding up completion. Albritton asked Long if that was the hold up. Long informed the Commission that staff had asked the Hardee County Building Department to hold off on issuing a Certificate of Occupancy until the façade and the landscaping was completed. Albritton asked Delatorre if he had seen the approved options that could be used as the exterior façade. Albritton asked Long if Delatorre could change the material used for the façade if he chose another approved option. Long replied yes. Delatorre stated he was aware of the other options however the options were siding and hardy board and they still would be required to be screwed into the metal of the building. Albritton stated her opinion was Delatorre needed to go with the original plan. Delatorre stated he was aware of the requirements when the plan was approved but thought about the deterioration of the building in future years. Delatorre informed the Commission he would like to do a painted stone pattern on the building. Albritton asked on a corrugated metal building. Delatorre stated he was concerned with the maintenance of the building if screws were used on the building for the façade. Albritton asked wasn't there a way to seal it without water leakage. Albritton added her opinion was the façade was the plan and if we start making exceptions, we have to continue making exceptions for others. Cobb stated she felt the same way as Albritton. Albritton asked Delatorre this was in the original plans and you knew that, right. Delatorre replied he did not think about it at that time. G. Smith asked Delatorre if there was an adhesive that could be used to affix the façade to the building. Long stated painting the exterior of the building where façade was required was prohibited. Albritton suggested for Delatorre to review the options again for the other façade material allowed. Cobb suggested for Delatorre to read through the options and to see what was fitting for him. R. Smith added unless the Commission wanted to change the ordinance these were the requirements. G. Smith asked about the façade coverage. Long stated it was 100 percent on the east and north of the building and 25 percent on the south and west of the building. Long informed the Commission a code enforcement case had been opened on the property. Long stated he was unsure of the time frame but if the violations were not taken care of the case would go before the Special Magistrate. R. Smith asked if there were other cities that had a similar code. Long stated yes and he was unsure as to which ones. Atchley advised the Commission all they could do was either enforce the rules or go back and change the code. Albritton and Cobb both stated they were not looking to change the code. R. Smith stated he did not have a problem with the building. R. Smith stated with the options we had we needed to enforce the rules. G. Smith stated he felt the façade the entire wall up to the roof was a little much. Long stated the amount of coverage was based on the zoning and roadway of a building. Long stated the code was less restrictive in industrial zoning. The consensus of the Commission was not to bring the matter back to next week's meeting. Delatorre asked what did he need to do next. Cobb stated the Commission did not want to change the code at this time and advised him to look over the façade options available in his original application.

With no further business to discuss, Cobb adjourned the Workshop at 6:37 p.m.

Mayor Pro Tem Neda Cobb

City Clerk Holly Smith