

On Monday, February 1, 2021 at 5:00 p.m., the City of Wauchula Commission met for its regular scheduled workshop.

**Nadaskay called the workshop to order.**

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

Also present were City Manager Terry Atchley, Police Chief John Eason, Finance Director Sandee Braxton, Deputy City Manager Olivia Minshew, Community Development Director Kyle Long and City Clerk Holly Smith. City Attorney Thomas Cloud attended the meeting virtually.

### **Preliminary Plat for Hardee Crossings**

Long addressed the Commission and informed them Marisa Barmby with Central Florida Regional Planning Council (CFRPC) would be presenting to the Commission.

Marisa Barmby with CFRPC attended the meeting virtually.

Barmby addressed the Commission and had a presentation explaining the preliminary subdivision plat for Hardee Crossings located at the northeast corner of the intersection of Stenstrom Road and US Highway 17 northbound. Barmby noted the site included three parcels. Barmby stated the Planning and Zoning Board approved the preliminary subdivision plat layout at the January 19, 2021 meeting. Barmby noted it would be valid for one year from the date of approval and would serve as the basis of the construction plans that staff would review along with the final plat preparation. The property was approximately 33.15 acres. Barmby noted the property had a future land use of commercial and zoning was C-2 and 1.73 acres of the property was conservation. Barmby stated the proposed project was for twenty-six lots broken out into four quadrants and possibly being developed in phases. Barmby added the anticipated uses were professional medical offices, a Central Florida Health Care medical facility, a restaurant, a large convenience store/gas station, grocery store facilities and possibly multi-family apartments. Barmby stated the preliminary plat included a 40-foot-wide right-of-way with 10-foot-wide ingress/egress, drainage, and utility easements on each side of the right-of-way. Barmby noted the property was located within the area identified as having to meet the building and design standards. Barmby stated recommended conditions for final plat would include lot 26 being identified as reserved for a potential future extension of Stenstrom Road and the utility easements would be recorded with the Clerk of Courts.

Long stated he had received a call from Chris Barton with Hardee Crossings and there was a change in the timeline and the three owners of the project were not going to rush this through and were going to work on construction plans and infrastructure and request the final plat at the end.

### **Ordinance 2021-02 – Future Land Use Amendment of 1.73 Acres Hardee Crossings Development Ordinance 2021-03 – Rezone of 1.73 Acres Hardee Crossings Development**

Barmby addressed the Commission and had a presentation explaining Ordinance 2021-02 and Ordinance 2021-03. Barmby stated the future land use code did not allow commercial or industrial land uses in conservation classification. Barmby noted the request was to change the future land use from conservation to commercial and change the zoning from conservation to C-2. Barmby stated the land use and zoning was consistent with surrounding properties. Barmby noted an impact analysis, public facilities and service analysis was done. Barmby stated the two ordinances would go before the Planning and Zoning Board, February 15, 2021. Albritton asked if there were any other impacts other than environmental and school the Commission should know about. Barmby replied no the changes were minor and the impacts would be discussed whenever they bring in the construction plans and the permits

from the outside agencies. Barmby noted the biggest hurdle for the contractor was what they will have to mitigate for potential impacts. R. Smith asked would the City have to maintain anything once the development was complete. Long replied no. More discussion was had on wetland mitigation.

### **DCF Lease Termination**

Minshew addressed the Commission and explained the DCF lease termination request. Minshew stated DCF had been leasing the western offices at Historic City Hall since 2011 and had renewed a 3-year lease late last year. However, due to operational changes and budget restrictions they have made an official request to terminate their lease. Minshew noted the lease agreement does allow them to give a 6-month notice but would like the Commission to consider allowing them to terminate the agreement the end of February 28, 2021. Albritton asked if there was anyone on the horizon looking for space. Minshew replied not that she was aware of and we had not looked publicly. Nadaskay asked Atchley if he had any concerns or issues. Atchley replied no he did not.

Atchley addressed the Commission regarding virtual meetings. Atchley stated due to the way the City Charter was written virtual meetings were not allowed, however Mr. Cloud had researched the matter and felt virtual meetings were a rational act and were warranted. Nadaskay stated he was for in-person meetings but was unsure of what the future held. Atchley suggested allowing Cloud to draft an ordinance allowing virtual meetings in the time of a pandemic. Cloud stated he would draft an ordinance giving the City Manager authorization to declare virtual meetings in a case of an emergency. Cloud noted the Attorney General did not agree with him but he felt she was incorrect and would back-up his opinion. Atchley asked without doing a charter amendment would it be better to look at the ordinance approach at this time to be able to have a virtual meeting. The commission consensus was yes. Atchley noted it would be a bridge/temporary gap until a charter amendment occurred.

Atchley stated downtown parking would be on the March workshop agenda.

### **Annual Report**

Atchley addressed the Commission and apologized for the delay in presenting the annual report. Atchley stated this would be on next week's consent agenda. Atchley presented the 2019/2020 Annual Report to the Commission. Atchley discussed changes in City operations during the COVID-19 pandemic. The Commission commended Atchley on a good well done.

### **A.C.E.**

Atchley addressed the Commission and presented a Strategic Planning presentation. Atchley discussed the new organization chart and the added positions of Deputy City Manager (Olivia Minshew) and two Assistant City Manager positions (Sandee Braxton and John Eason). Atchley briefly addressed the new communication position which was being created. Atchley briefly discussed the strategic plans for the police department, administration and public works. Atchley noted the plans would be back before the Commission once completed for approval. Atchley stated the plans would then be reviewed by the Commission every two years. Eason presented the police departments strategic plan. The Commissioner's had few questions and Eason answered them. Atchley continued by discussing the planning process and the future. Braxton, Eason and Minshew briefly discussed their future challenges and growth opportunity. Atchley ended with the acronym A.C.E. means Achieving City Excellence.

**With no further business to discuss, Nadaskay adjourned the Workshop at 7:27 p.m.**

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Mayor Richard K. Nadaskay, Jr.

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City Clerk Holly Smith