

On Monday, May 3, 2021 at 5:00 p.m., the City of Wauchula Commission met for its regular scheduled workshop.

**Nadaskay called the workshop to order.**

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

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

**FDOT Lane Repurposing**

Jeff Trim with Sam Schwartz, a consultant working with FDOT, addressed the Commission. Trim discussed the project introduction, the preliminary information, stakeholder input, concept development and the next steps. The concepts being presented focus on the downtown area from Oak Street to Bay Street. Trim noted the estimated time to start the project on northbound and southbound 17 would be in fiscal year 2025. Trim discussed the amount of traffic, speed of traffic and traffic accidents. Trim discussed the proposed concepts.

**Concept 1 – "Series of Turn Lanes"**

- Two through lanes for entire corridor
- Auxiliary turn lanes for predominant turning movement at intersections (SB left, NB right)

**Concept 2 – "Buffered Bike Lanes with Buffered Parking"**

- 2 through lanes for entire corridor
- 30 MPH speed limit preferred
- Buffered bike lane with buffered parking where feasible
- Auxiliary turn lanes for predominant turning movement at intersections (SB left, NB right)

**Concept 3 – "Cycle Track / Shared-Use Path"**

- Southbound side same as Concept 1
- 30 MPH speed limit preferred
- 2 through lanes throughout corridor (with auxiliary turn lanes southbound)
- Cycle track northbound from Bay to Oak streets

Trim continued discussing the traffic & safety analysis and the hurricane evacuation traffic. Trim asked if there were any questions and noted they were open to discussion. Trim stated the importance to the community and to FDOT when the resurfacing comes around in 2025 it is typically 15-20 years before the next resurfacing project would occur on US 17.

Albritton stated she liked the bike lane concept but questioned the short length of it. Cobb had concerns with the speed limit and turning lanes. Nadaskay asked Trim what were they asking from the Commission. Trim stated a letter of support to do the lane repurposing study. Trim added the letter would just continue the study. Atchley advised the Commission the letter of support would just allow FDOT to continue the study and that was it.

**Interlocal Agreement with Hardee County Recreation Complex**

Atchley addressed the Commission and explained the agreement.

**Ordinance 2021-02 – Hardee Crossings – Phase 1 Final Plat**

Long addressed the Commission and introduced Dan Heleski, the project manager for the Hardee Crossings Project. Long noted the Planning & Zoning Board approved the preliminary plat in February 2021. Long stated phase one consisted of eight lots and was approximately 14.56 acres. Long explained the developer decided to divide the project into two phases. Long noted phase two would be developed at a later date. Long stated the project did meet the land development code and comprehensive plan require with two caveats. The applicant is requesting a 40-foot right of way with 10-foot easements, the same as Hidden Creek. Long noted the intent was still met. The other caveat was the code requires sidewalks on both side of the road however the developer is requesting to build the sidewalks as the lots are developed instead all at once. Cobb questioned the 40-foot easement and the sidewalks and expressed her concerns regarding safety. Albritton asked why the developer asked for a 40-foot right of way. Long replied that was the original request. Cobb asked Long if most project constructed sidewalks after the project completion and again expressed her concerns regarding safety. Albritton expressed she had the same concerns and asked would the sidewalk be built as the lot was developed. Atchley explained the developer would like to build the sidewalks after the lots are developed to prevent heavy equipment from running over them during construction and breaking them. Atchley stated he did not feel the 40-foot right of way would be a concern since there would be sidewalks on both sides of the road. Albritton asked how long would it take to complete phase one and will the sidewalks be piece milled together along the road. Albritton stated she did not like the idea of building the sidewalk after a lot was completed. Long noted there was a construction bond if there was an issue. Nadaskay asked if all the buildings would be facing the newly constructed road. Long replied yes. Nadaskay stated then all we would see would be the backs of all the buildings while driving down Highway 17. Nadaskay asked would there be any standards, aesthetics. Albritton agreed with Nadaskay's question. Long replied this would fall in lines with the building aesthetic standards that were adopted a few years ago. Long noted that the standards were mainly for metal buildings. Long stated he had not seen any renderings. Albritton asked if the developer would have to follow those standards. Long replied yes. Nadaskay asked Long what staff would request from the Commission on Monday. Long replied approval with the conditions that the right of way be a 40-foot easement and sidewalks be constructed on both sides of the road.

#### **MM Wauchula Developer's Agreement**

Long explained the Developer's Agreement.

#### **Downtown Parking**

Eason addressed the Commission and explained the two-hour parking limit and the cost of signage. Eason stated the number of signs needed from 8<sup>th</sup> Avenue to 6<sup>th</sup> Avenue and from 7<sup>th</sup> Avenue South to Orange and 7<sup>th</sup> Avenue North to Madison Salon were approximately twenty-nine. Eason noted another sixteen signs from 6<sup>th</sup> Avenue East to 4<sup>th</sup> Avenue. Eason stated Safety Products quoted a price of approximately \$2800 for forty-five signs and hardware. Eason noted the number of signs needed would possibly create a sign pollution issue. The consensus of the Commission was just to wait until the 2-hour parking became an issue.

#### **Giovanni's Lease Agreement**

Atchley addressed the Commission and explained that he was acting as one of the owners of Giovanni's and not as City Manager. Atchley noted as of May 2021 Giovanni's had been open for thirteen years and due to the health of his father-in-law, they will be selling Giovanni's. Atchley stated he is selling the entire cooperation and no action was needed from the Commission and he had spoken with Mr. Cloud regarding the matter and the lease is with Giovanni's and the lease can continue "as is". Atchley noted the sale would occur on June 1, 2021. Atchley added the new owner may be before you in the future asking the lease the patio.

### **Public Comment**

Gary Delatorre – 203 N. Florida Avenue, Wauchula

Delatorre noted Carlos Aguirre was supposed to be in attendance but could not make it.

Delatorre stated he would like to discuss food trucks and the distance they have to be away from each other and the distance from other restaurants and moving every night. He added that he was there to ask the Commission to possibly consider changing the ordinance. Delatorre stated he believed in free enterprise and what we had was competition and it would regulate itself. Delatorre discussed vacant restaurants on Highway 17. He stated he felt the Commission should reconsider the regulations on food trucks. Nadaskay stated there was a lot of discussion spent on this topic before the ordinance was adopted in 2016. Long noted the issue with the food truck in question was too close to existing restaurants. Discussion was had on the food trucks moving nightly. R. Smith stated he did not remember why the 175-foot distance was adopted. Atchley commented the reason the 175-foot distance added was to protect brick and mortar businesses by not allowing the mobile foods trucks to pull right beside them. Atchley added the food truck Mr. Delatorre is referring to is awesome and one that we would love to have in this community but right now it does not comply with the regulations as to where it can set up because of the proximity of existing restaurants. Cobb asked when the permit was issued was it made clear as to where they could set up. Long stated the food truck was purchased and set up but a permit application was never submitted. Long noted it popped up over the weekend and was notified on Monday that it was operating. More discussion was had on the distance requirements between mobile food trucks and other restaurants within the ordinance. Atchley noted the food trailer was in next to Sandie's Produce the lot next to the old Bread Board and could not operate at this location. Delatorre continued to express his disapproval of the ordinance. R. Smith suggested to workshop the ordinance pertaining to mobile food trucks. Nadaskay stated he was not against revisiting the ordinance but was not promising any changes would be made. Nadaskay asked Bolin if there was anything temporary that could be done to allow the food truck to remain there until the ordinance was reviewed and workshopped. Bolin replied no it would have to go through due process. Nadaskay asked staff to bring the ordinance back before them to workshop the language regarding mobile food truck.

Cobb gave an update from CFRPC and RLC.

### **With no further business to discuss, Nadaskay closed the Commission Workshop and Opened the CRA Workshop**

#### **Clocktower Agreement Extension**

Newman addressed the Board and explained the Clocktower Agreement Extension.

#### **Hometown Happy Hour Special Event Permit**

Newman addressed the Board and discussed the special event permit.

**With no further business to discuss, Nadaskay adjourned the Workshop at 7:02 p.m.**

