



HISTORIC PRESERVATION BOARD MEETING AGENDA

Monday, June 08, 2026 at 5:00 PM

Historic City Hall, Commission Chambers – 225 East Main Street, Suite 105

www.cityofwauchula.gov

INVOCATION

CALL TO ORDER

MINUTES FOR APPROVAL

- 1.** Minutes for February 23, 2026 Historic Preservation Board Meeting

PUBLIC COMMENT / NON-AGENDA ITEMS

ITEMS TO APPROVE

- 2.** Certificate of Appropriateness - 217 E Main St

ITEMS TO DISCUSS

- 3.** New Flooring at the Train Depot

REMINDERS

ADJOURNMENT



HISTORIC PRESERVATION BOARD MEETING MINUTES

Monday, February 23, 2026 at 5:00 PM

Historic City Hall, Commission Chambers – 225 East Main Street, Suite 105

www.cityofwauchula.gov

INVOCATION

CALL TO ORDER

Royal called the meeting to order at 5:02pm

PRESENT

Chair, Tanya Royal
Linda Burnett
Cynthia Paxton
Kaitlyn Shaw
Melodie Kincaid, Deputy City Clerk
Kyle Long, Community Development Director
Jessica Newman, CRA

MINUTES FOR APPROVAL

- Minutes for 02/09/2026 Historic Preservation Board
Minutes for 02/09/2026 Historic Preservation Board Meeting were approved
Motion made by Shaw
2nd Burnett

PUBLIC COMMENT / NON-AGENDA ITEMS

None at this time

ITEMS TO APPROVE

None at this time

ITEMS TO DISCUSS

- Certificate of Appropriateness - 107 W Main Mural
This mural is being designed on the exterior of the Masonic Lodge

Before opening item for discussion, Kyle presented information to the board regarding specific regulations in the process described in the Land Development Code.

Burnett expressed her appreciation on clarifying that Murals are exempt from the color Palette.
Motion was made by Paxton to open item for discussion, 2nd by Shaw

Royal commented her concern about the Sandhill Cranes being so "white/light" colored as they should be "grayer". Alexa (artist) responded

Paxton commented everything she likes about it and it does meet requirements

Jessica w/ CRA provided PowerPoint Presentation of several other Cities/Municipalities that participate in the Mural Projects for their downtown areas so show the board all of the different ideas of artistry from dull to vibrant.

Shaw expressed her appreciation for the updated pictures and details

The board voted and all were in favor of this item. No Nays

Voting Yea: Chair Royal, Burnett, Paxton, Shaw

3. Certificate of Appropriateness - 131 W Main St Mural

Voting Yea: Chair Royal, Burnett, Paxton, Shaw

OLD BUSINESS

None at this time

REMINDERS

None at this time

ADJOURNMENT

Royal requested motion to adjourn meeting

Motion made by Shaw, Seconded by Burnett.

Voting Yea: Chair Royal, Burnett, Paxton, Shaw

Meeting was adjourned at 5:29pm

Application for Certificate of Appropriateness

City of Wauchula
126 S. 7th Avenue
Wauchula, FL 33873
Ph: (863) 773-9193 Fax: (863) 773-0436
Page 1 of 2

1. Address of property where work is to be performed: 217 E Main Street, Wauchula, FL 33873
Parcel Number: 03-34-25-0200-00018-0019

2. Applicant's Name: Emily Breheny, The Lunz Group
Address: 58 Lake Morton Drive
City: Lakeland St: FL Zip Code: 33801
Work Phone: (863) 682-1882 Home Phone: _____
E-mail: ebreheny@lunz.com

Owner's Name: Hardee County Industrial Development Authority
Address: 107 E Main Street
City: Wauchula St: FL Zip Code: 33873
Work Phone: (863) 773-3030 Home Phone: _____

3. The present use of the property: Four (4) tenant spaces that make up one (1) building, approximately
16,698 square feet total of commercial space, all tenant spaces are presently vacant. Bays 1 and 4
are both two story tenant spaces, accounting for about 11,955 SF of the total building square footage.
Bays 2 and 3 are both single story tenant spaces, accounting for about 4,743 SF of the total building
square footage.

4. Description of work to be done (use additional sheets if necessary): _____
See attached for description of work.



May 22, 2026

Historic Preservation Board
City of Wauchula
126 S. 7th Avenue
Wauchula, FL 33873

**Re: Certificate of Appropriateness – TDG Multi-Purpose Facility
Item #4 - Description of Work to be Done**

The project is intended to be a multi-purpose facility buildout located at 217 East Main Street, Wauchula, 33873. It is our understanding that the building was previously used for retail and leather goods manufacturing. The Development Group intends to use the historic building for as a multi-purpose commercial facility that is divided into 4 tenant buildouts (“Bays”). The design intent of this project is to provide interior and exterior building improvements while preserving as much of the historic existing conditions as possible, allowing the space to become functional and usable once again.

The proposed exterior improvements include restoring the existing windows to improve energy efficiency and meet current code requirements, cleaning and repairing the existing historic brick on Bays 1, 2, and 3, removing and replacing the existing stucco finish on Bay 4, replacing the existing canopies, and adding exterior lighting. The exterior design is intended to preserve and honor the building’s original façade as much as possible while also creating a more inviting street presence for the historic building within the downtown corridor.

This project proposes replacing the historic windows with modern windows that pay homage to the existing design and utilize equivalent materials. The Development Group has already invested an excessive amount of resources into repairing water damage caused by the existing windows. For the facility to function efficiently in the future, it is necessary to consider replacing the existing windows with modern assemblies in order to prevent further damage, such as water leakage, to the building and the new renovations. The proposed windows will provide improved energy efficiency while maintaining a similar size, shape, location, and material character as the existing windows. The design intent is to preserve the character of the historic building while improving protection of the newly renovated interior from future water intrusion.

Currently, the building located at 217 East Main Street does not meet current wind load or structural code requirements. Therefore, the design intent includes the addition of interior structural system to bring the building completely into the current building code. By locating these structural improvements on the interior, the historic exterior façade will remain preserved. These improvements are intended to enhance the building’s usability and restore its historic character, while maintaining its commercial function and contributing positively to the historic downtown streetscape.

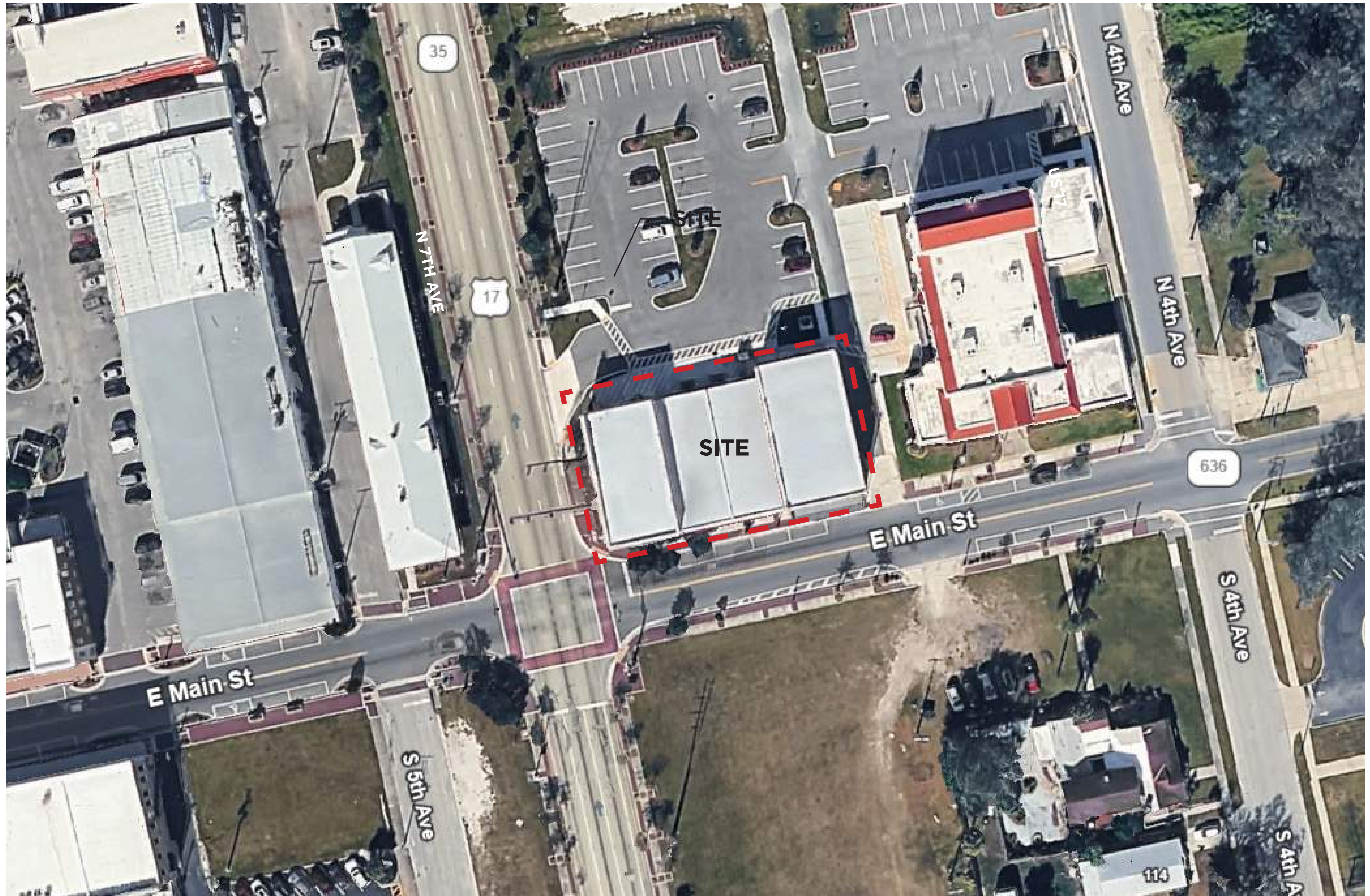
TDG MULTI-PURPOSE FACILITY

217 E MAIN STREET

CERTIFICATE OF APPROPRIATNESS APPLICATION
05.21.2026

PREPARED FOR





SITE PLAN

EXISTING CONDITIONS - PROJECT SITE & EXTERIOR



EXISTING EXTERIOR - US 17 N (BAY 4)



EXISTING EXTERIOR - E MAIN STREET



EXISTING EXTERIOR - EAST BUILDING FACADE (BAY 1)



EXISTING EXTERIOR - NORTH BUILDING FACADE

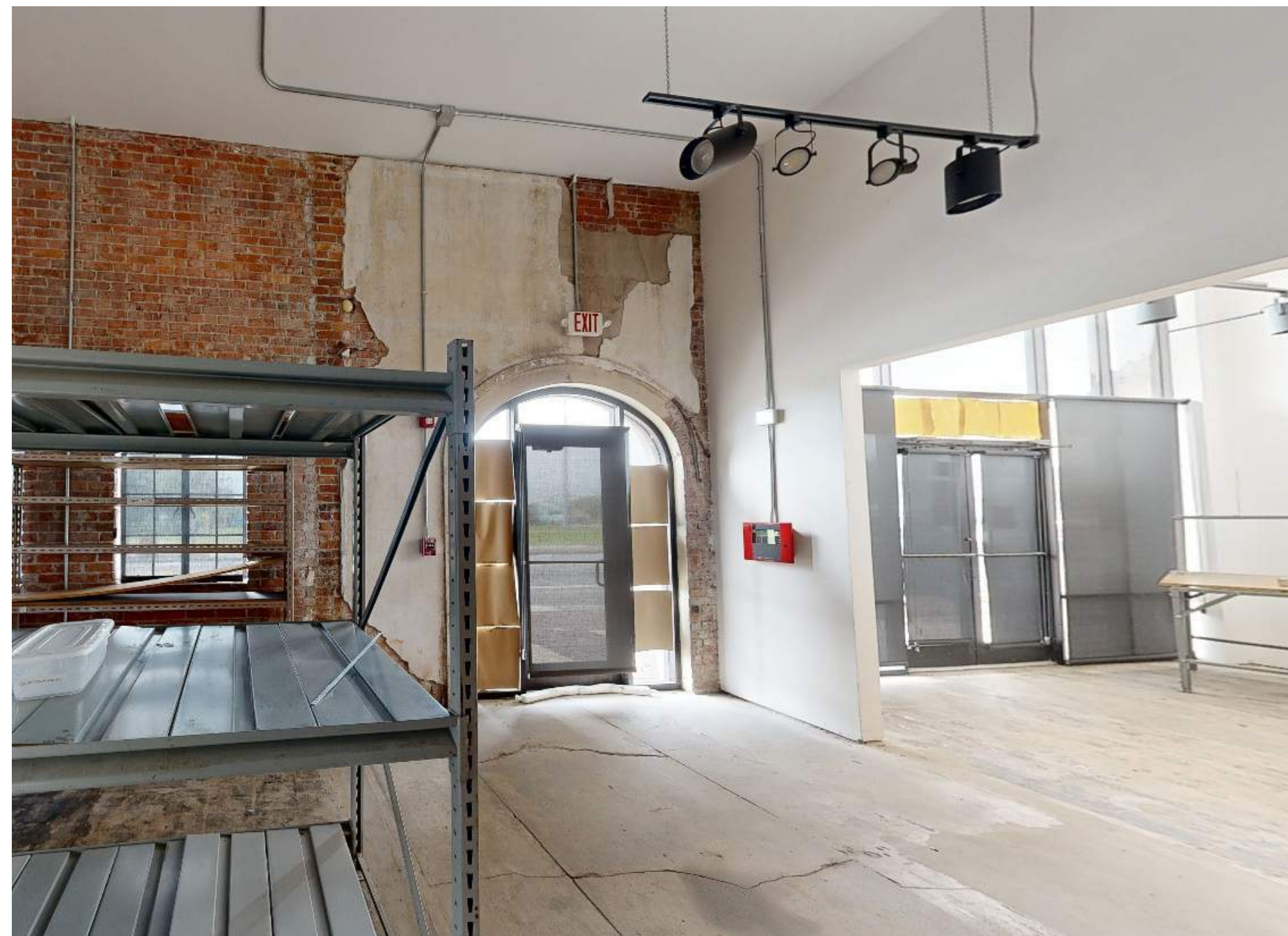


EXISTING SITE - NORTH BUILDING FACADE (BAY 1)



EXISTING EXTERIOR - NORTH BUILDING FACADE (BAY 4)

EXISTING CONDITIONS - BUILDING INTERIOR



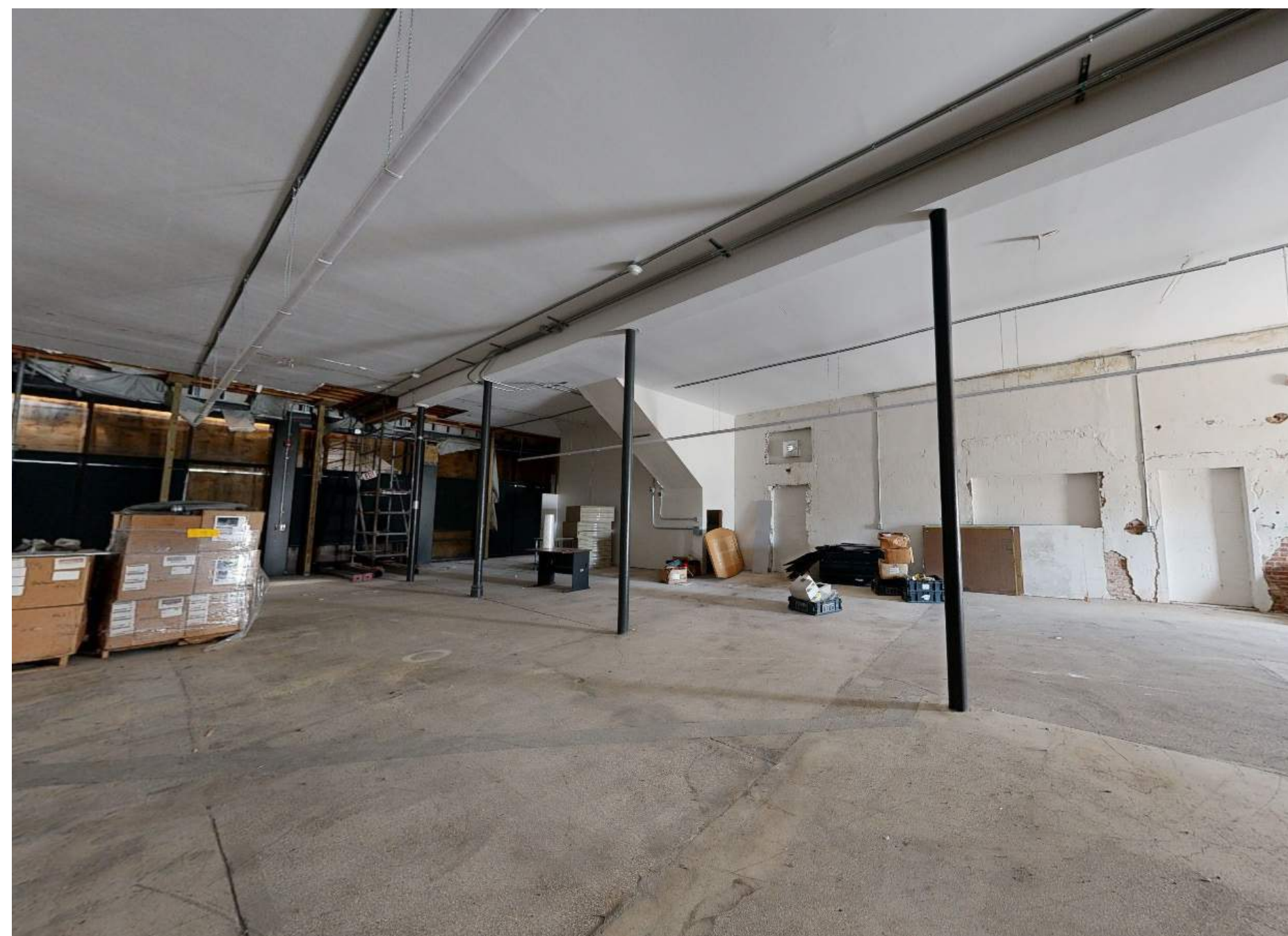
EXISTING INTERIOR - BAY 1 - LEVEL 1



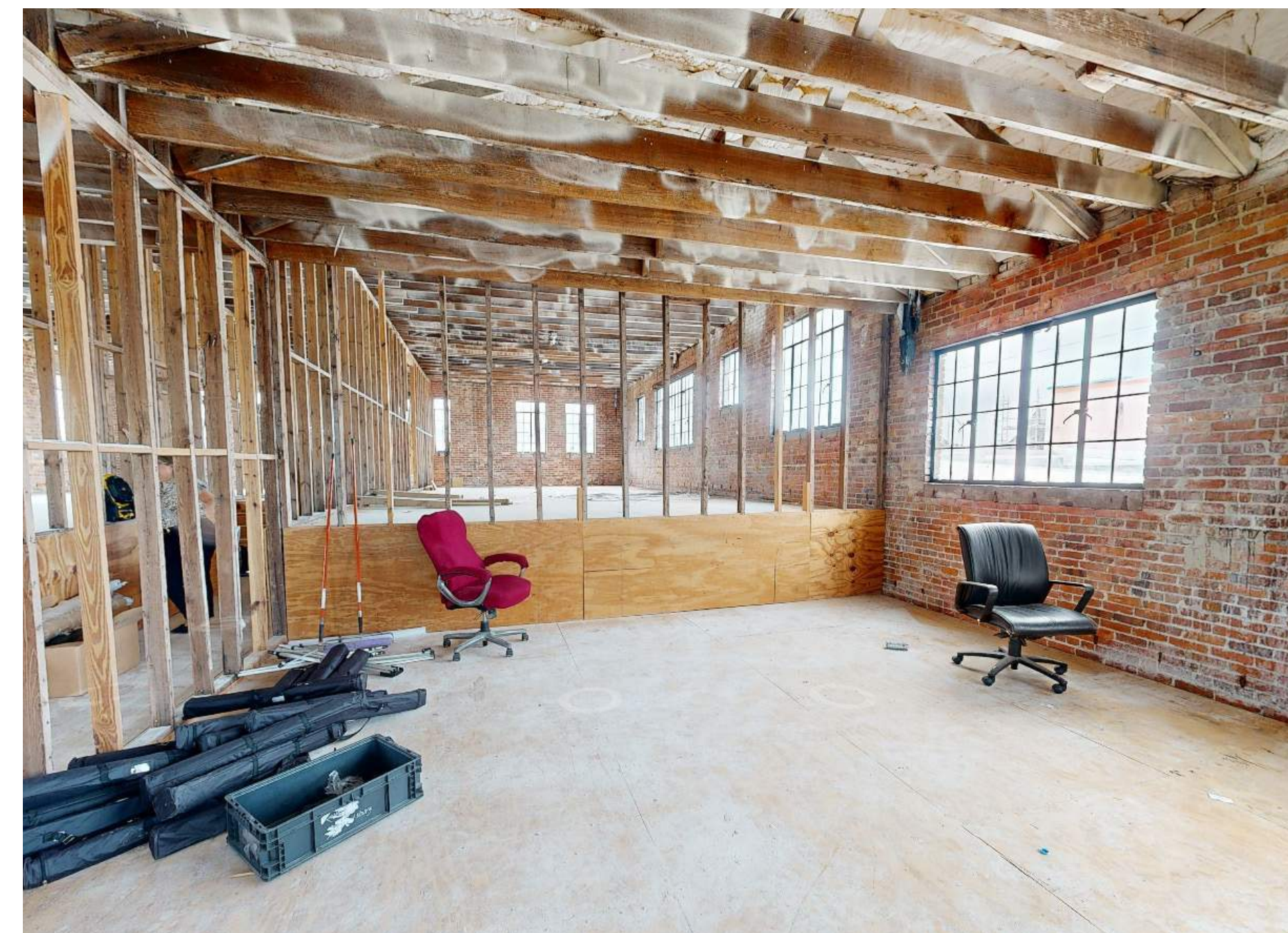
EXISTING INTERIOR - BAY 2



EXISTING INTERIOR - BAY 3



EXISTING INTERIOR - BAY 4 - LEVEL 1



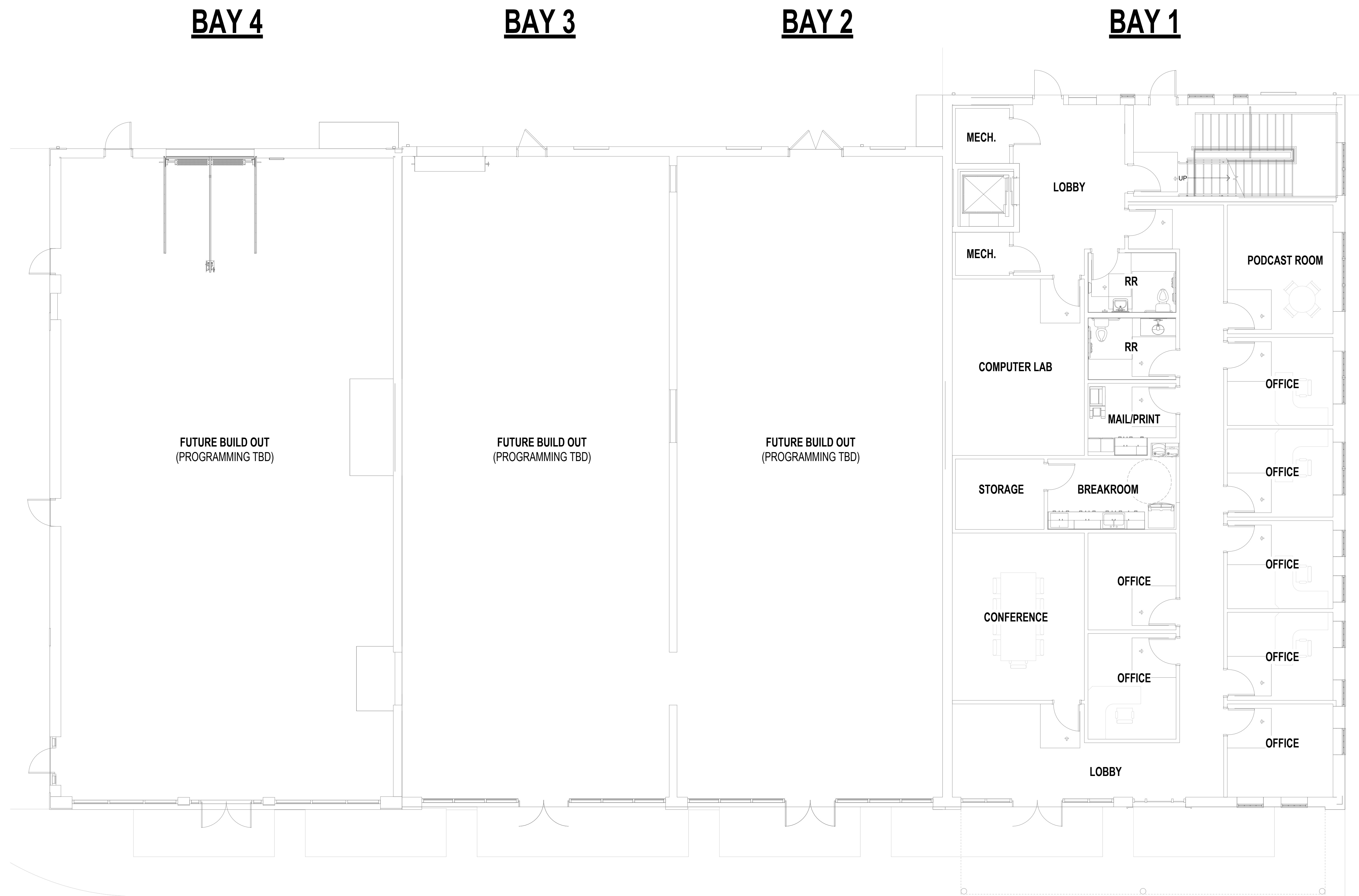
EXISTING INTERIOR - BAY 1 - LEVEL 2



EXISTING INTERIOR - BAY 4 - LEVEL 2

BUILDING PLANS AND ELEVATIONS

NOTE: OVERALL FLOOR PLAN SHOWN FOR REFERENCE. WORK TO BE COMPLETED UNDER SEPARATE PERMIT.



① OVERALL - FLOOR PLAN - LEVEL 1
3/16" = 1'-0"

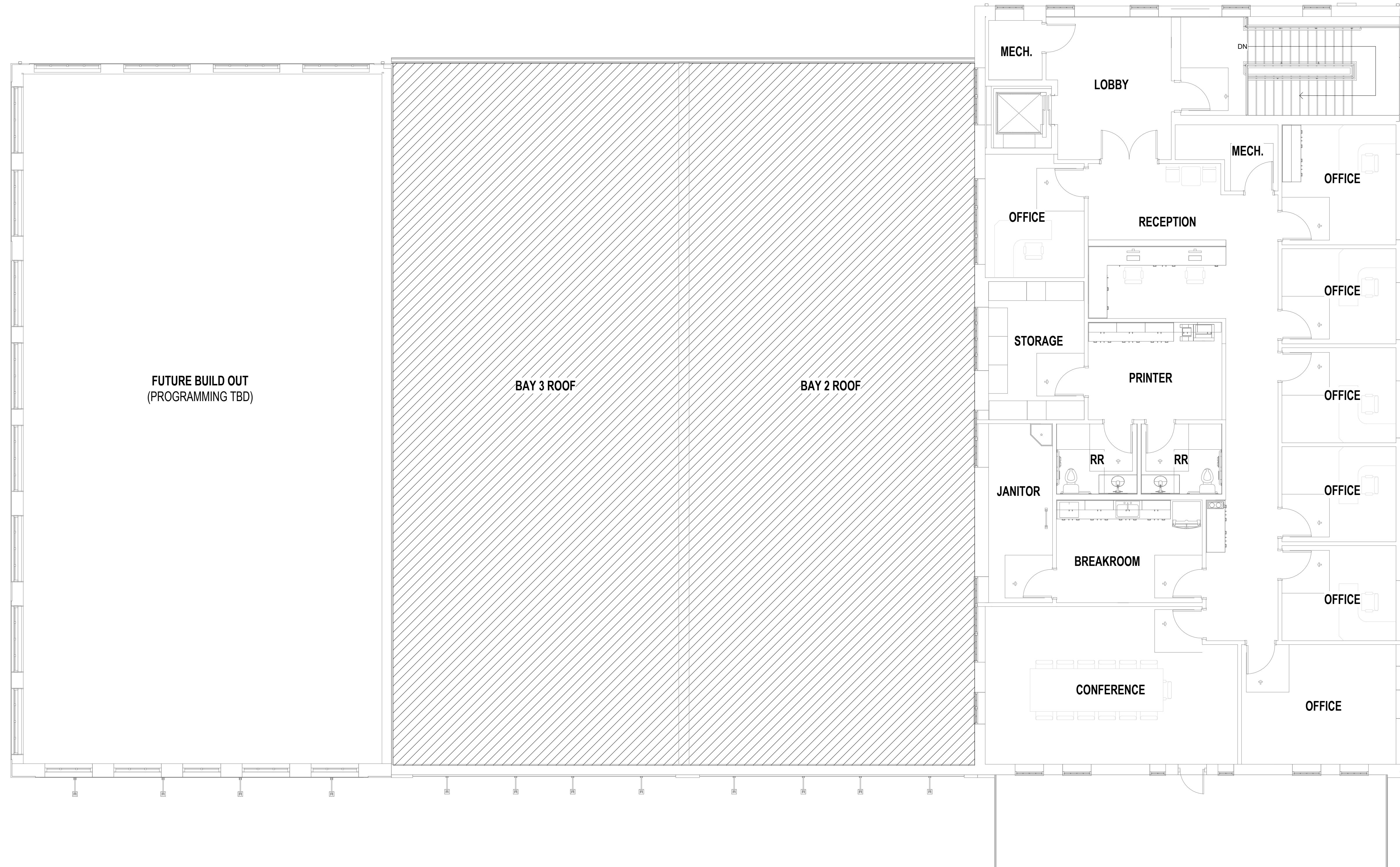
NOTE: OVERALL FLOOR PLAN SHOWN FOR REFERENCE. WORK TO BE COMPLETED UNDER SEPARATE PERMIT.

BAY 4

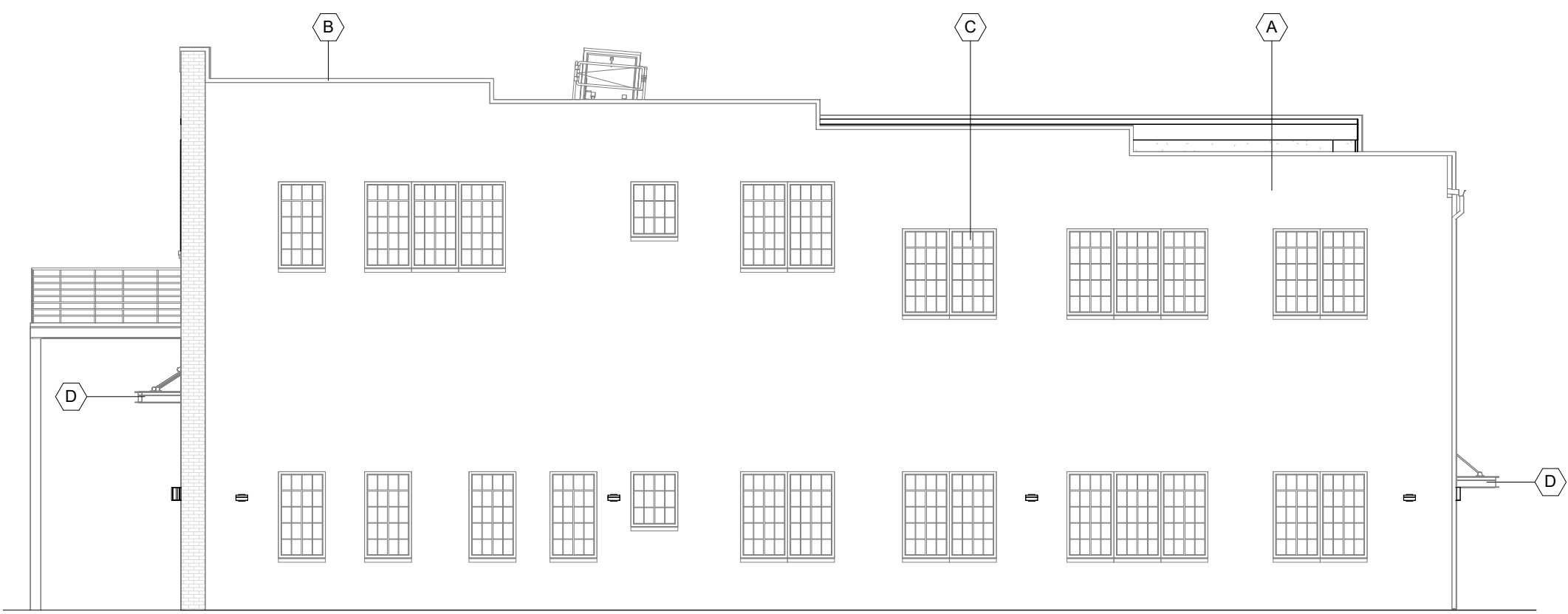
BAY 3

BAY 2

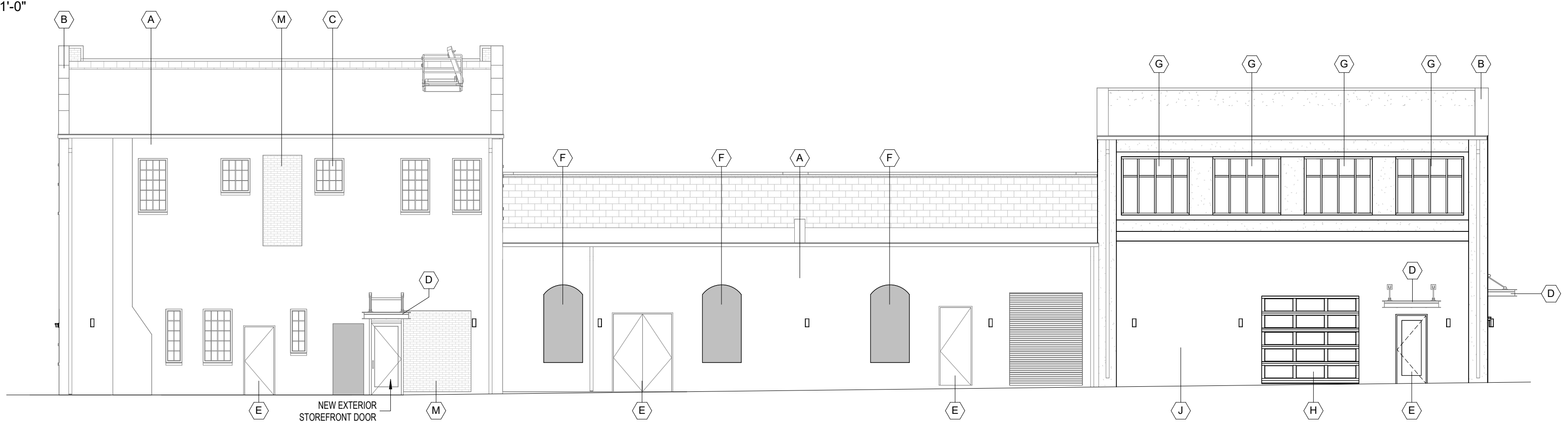
BAY 1



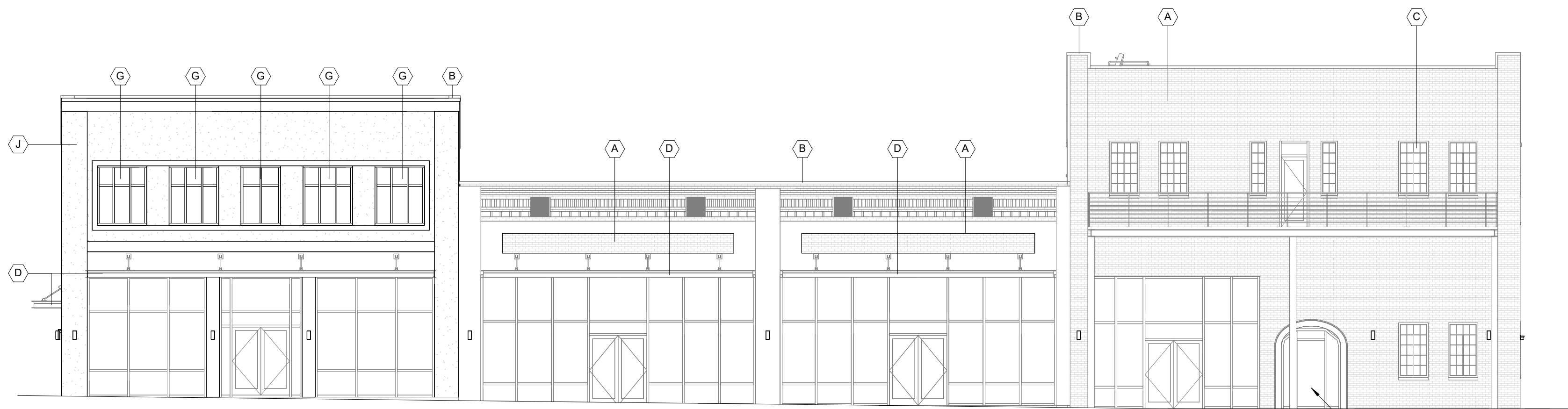
① OVERALL - FLOOR PLAN - LEVEL 2
3/16" = 1'-0"



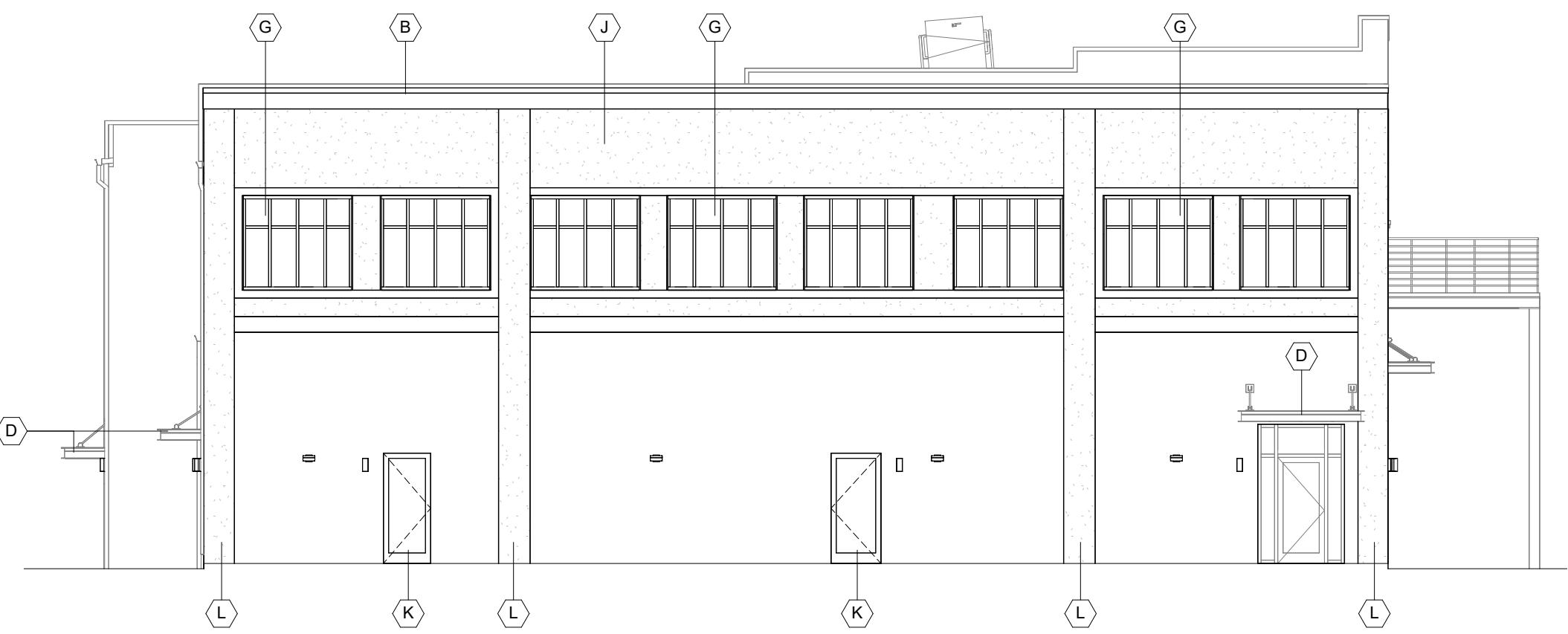
1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



4 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

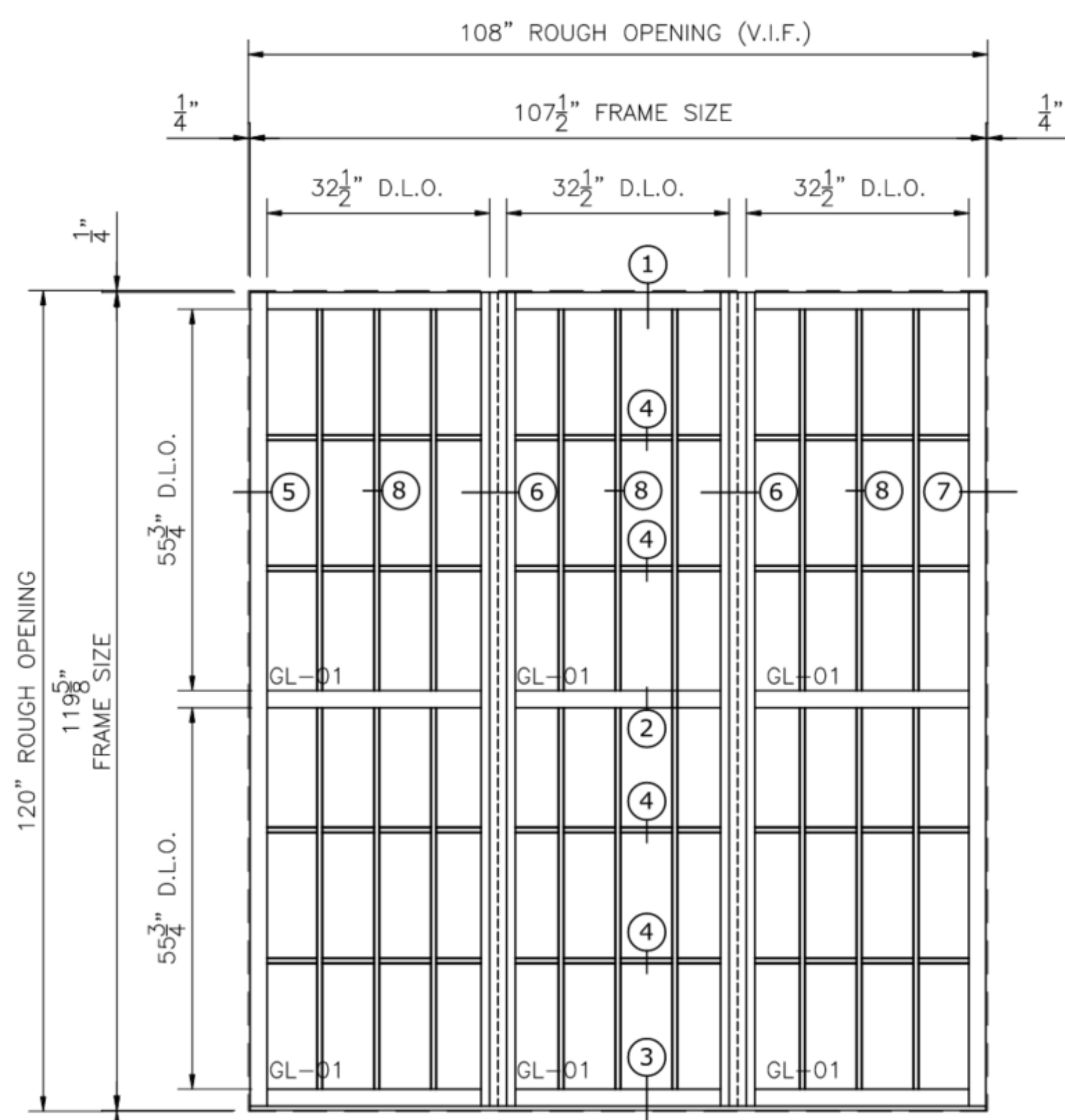
ELEVATION LEGEND

- A. EXISTING BRICK, REPAIRED AND CLEANED AS REQUIRED.
- B. EXISTING COPING, REPAIRED AND CLEANED AS REQUIRED.
- C. REPLACE EXISTING WINDOWS WITH EQUIVALENT.
- D. NEW PRE-MANUFACTURED METAL CANOPIES.
- E. REPLACE EXISTING DOOR WITH NEW DOOR.
- F. EXISTING STUCCO, REPAIRED AND CLEANED AS REQUIRED.
- G. REPLACE EXISTING FILLED OPENING WITH HISTORIC-STYLE WINDOWS.
- H. REPLACE EXISTING SOLID OVERHEAD DOOR WITH OVERHEAD DOOR WITH GLAZING.
- J. REMOVE AND REPLACE STUCCO FINISH. PATCH AND REPAIR AS NECESSARY.
- K. REPLACE EXISTING FILLED OPENING WITH DOOR.
- L. DECORATIVE STUCCO FINISH PILASTER.
- M. INFILL BRICK LOCATION. NEW BRICK COLOR TO COMPLIMENT EXISTING BUT NOT MATCH.

WINDOW REPLACEMENT

Anodized Plus®

YKK AP Standard Anodized Finishes



EXTERIOR RENDERINGS



VIEW FROM MAIN STREET

TDG MULTI-PURPOSE FACILITY | THE LUNZ GROUP | 05.21.2026
LIC: AR94778



VIEW FROM MAIN STREET

TDG MULTI-PURPOSE FACILITY | THE LUNZ GROUP | 05.21.2026
LIC: AR94778



VIEW FROM MAIN STREET

TDG MULTI-PURPOSE FACILITY | THE LUNZ GROUP | 05.21.2026
LIC: AR94778







Item # 3.





Item # 3.















Item # 3.



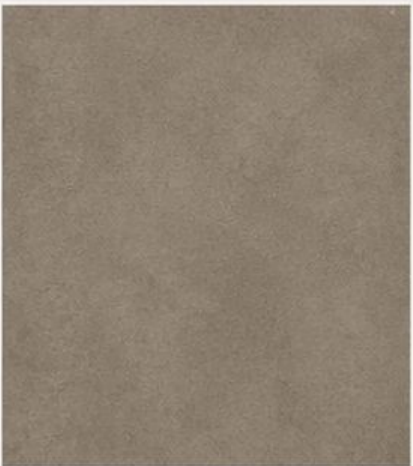
AFTER MOCK-UP
CEMENTITIOUS OVERLAY
WITH MATTE SEALER



BEFORE



BEFORE



PROPOSED FINISH
WARM INDUSTRIAL
CONCRETE LOOK

- Seamless, cleanable surface
- Durable for events and high traffic
- Resistant to spills, stains, and scuffs
- Matte sealer for a natural, refined look
- Easy maintenance

**Color and texture based on final product and installation.*

Stephanie Camacho

From: Wauchula Train Depot <wauchulatrainedpot@gmail.com>
Sent: Friday, June 5, 2026 8:07 AM
To: Stephanie Camacho
Subject: Fw: Train Depot - Clear epoxy

Here is the letter from our current floor professional.

Amber King

Chamber Operations manager/ Wauchula Train Depot Venue coordinator

From: Nick Woods <nick@genesisrestoration.net>
Sent: Thursday, June 4, 2026 9:13 PM
To: director@hardeecc.com <director@hardeecc.com>; wauchulatrainedpot@gmail.com <wauchulatrainedpot@gmail.com>
Subject: Train Depot - Clear epoxy

After reviewing the existing floor and discussing the history of the building, we do not recommend applying a clear epoxy coating over the current surface.

Based on our discussions and research, the floor appears to be a stamped concrete overlay. While we understand the goal is to preserve the character and imperfections of the floor, there are several concerns with installing a clear epoxy system over the existing surface even if the floor is the original concrete foundation.

The biggest concern is that the floor has been previously sealed. Even with proper surface preparation, there is no way to guarantee complete removal of all sealers and contaminants. Any remaining material can affect adhesion and may lead to peeling, bubbling, or delamination in the future.

If the floor is an overlay system, the condition of the bond between the overlay and the original concrete is unknown. Any future movement or separation of the overlay could transfer through the coating.

If the floor is the original concrete slab, moisture vapor transmission is also a concern. Older slabs often do not contain vapor barriers, which can contribute to coating failures over time.

UV exposure is another consideration. Clear epoxy coatings naturally amber and yellow with age, particularly in areas exposed to sunlight. While UV-resistant topcoats can reduce this effect, discoloration should still be expected in time. Due to these factors, we believe there is a higher than normal risk associated with installing a clear epoxy coating over the existing floor. Also, a clear epoxy coating can be difficult to repair if damage occurs in the future. Scratches, delamination, wear patterns, or localized failures often require recoating larger sections of the floor to maintain a consistent appearance.

In our opinion, the better option would be to grind the existing floor and install the overlay system presented during the commission meeting. This approach provides a new, durable surface while still achieving the appearance of aged historic concrete and reducing the risks associated with coating over an unknown, previously sealed substrate. An overlay system provides a more maintainable long-term solution.

Due to the unknown condition of the existing substrate, prior sealers, potential moisture migration, and the inability to verify the condition of the existing overlay system, we cannot recommend or warrant a clear epoxy coating installation over the existing floor.

Please feel free to contact me if you would like to discuss these options further.

Item # 3.

Regards,
Nick Woods, ERMCP
Cell: 386-216-3357
CBC1261206
MRSR3072
MRSA2890
Certified Construction Safety and Health Professional
Building Envelope Certified and Trained