



HISTORIC PRESERVATION BOARD MEETING AGENDA

Tuesday, May 27, 2025 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 1/27/2025 Historic Preservation Board

PUBLIC COMMENT / NON-AGENDA ITEMS

ITEMS TO DISCUSS

- 2.** Historic Commercial Zoning District Discussion

ADJOURNMENT

The Wauchula Historic Preservation Board met Monday, January 27, 2025 at 5:00 p.m.

The following members were present: Chair Tanya Royal, Linda Burnett, Dr. Sylvia Collins and Cynthia Paxton.

Also present were Community Development Coordinator Kyle Long and City Clerk Stephanie Camacho.

Royal called the meeting to order.

HC-1 Zoning District and Historic Preservation Grant Presentation

Marisa Barmby – Central Florida Regional Planning Council

Barmby explained the City was awarded a grant to evaluate the current HC-1 zoning district to potentially make changes to the land development code and comprehensive plan. She also explained the process of this evaluation project. Barmby delivered a presentation and gathered input from the Board. Presentation materials attached to these minutes.

Approval of Minutes from the December 2, 2024 Meeting

Collins motioned to approve the minutes as presented, seconded by Burnett. All were in favor. Motion carried.

Public Comments

None.

With no further business to discuss, Royal adjourned the meeting at 6:21 p.m.

Stephanie Camacho, City Clerk



CITY OF WAUCHULA HISTORIC PRESERVATION BOARD MEETING

TO: City of Wauchula Historic Preservation Board

PREPARED BY: Central Florida Regional Planning Council

AGENDA DATE: May 27, 2025

DISCUSSION ITEM: **CITY OF WAUCHULA 2024-2025 DEO COMMUNITY PLANNING
TECHNICAL ASSISTANCE GRANT – HC-1 ZONING DISTRICT**

BACKGROUND:

The Florida Department of Economic Opportunity (DEO) awarded the City of Wauchula a grant to evaluate the HC-1 zoning district and historic preservation in the City. The Historic Downtown Commercial (HC-1) zoning district encompasses the historic area of Downtown Wauchula along Main Street.

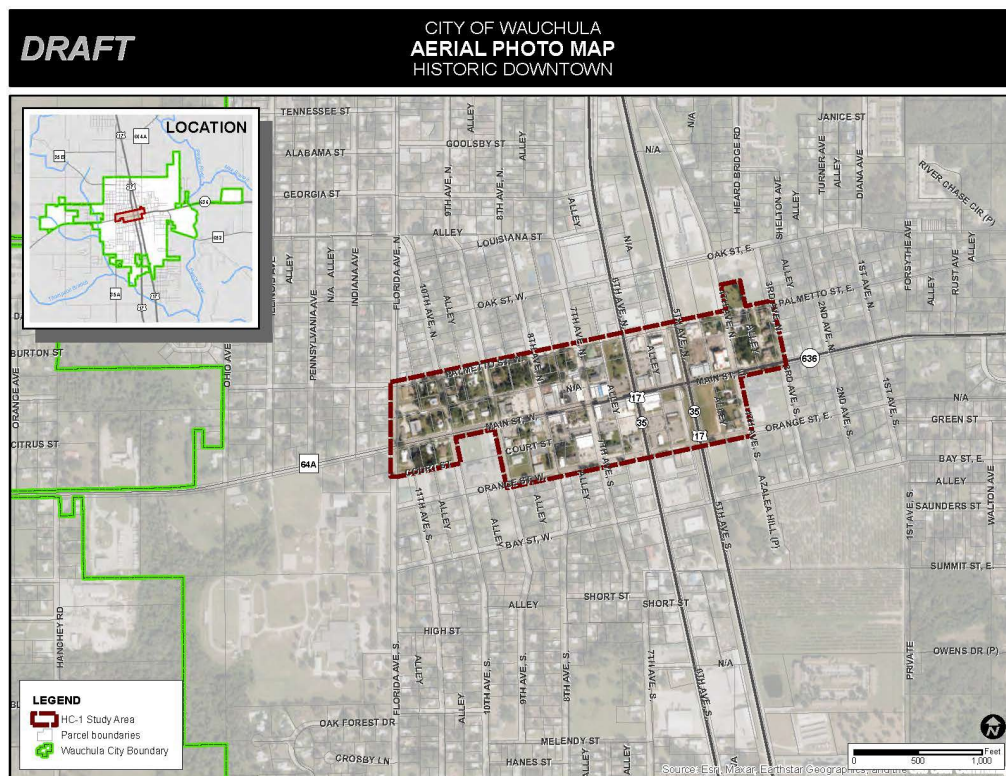


Figure 1: HC-1 Zoning District Boundary

At the January 27, 2025 meeting, the Historic Preservation Board established a Study Area (see image below) that incorporates the boundary of the Downtown Wauchula Historic District as listed on the National Park Service’s National Register of Historic Places. Staff continues to evaluate opportunities within the Study Area. The language to be discussed at the meeting pertains to the HC-1 Zoning District (Figure 1) and the Building Design and Appearance Standards Boundary (Figure 4).

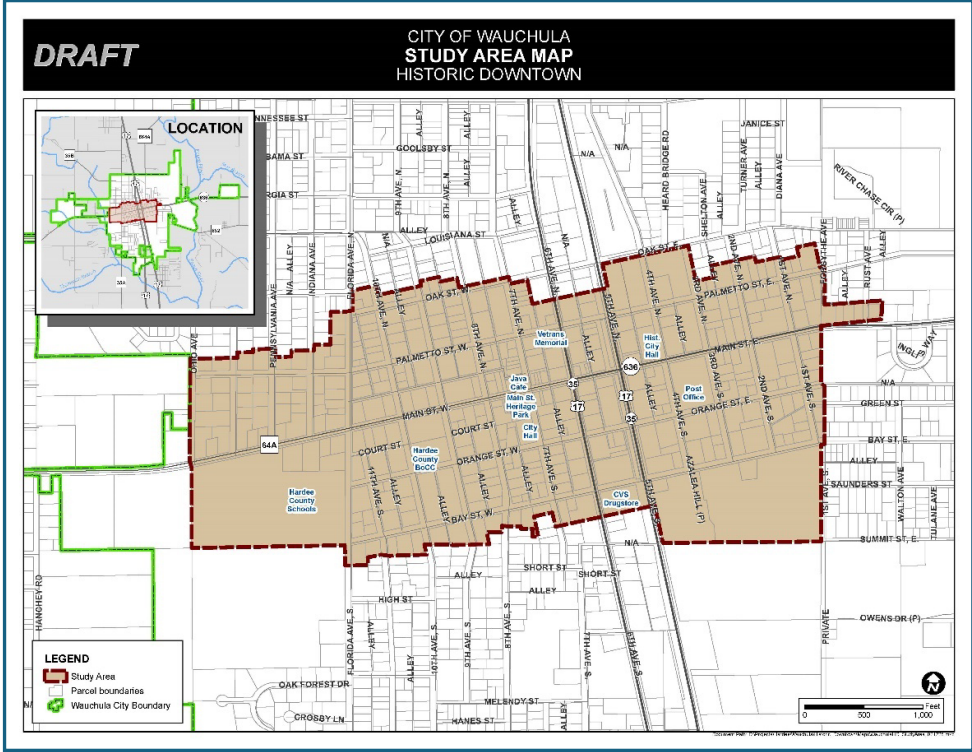


Figure 2: Study Area Boundary

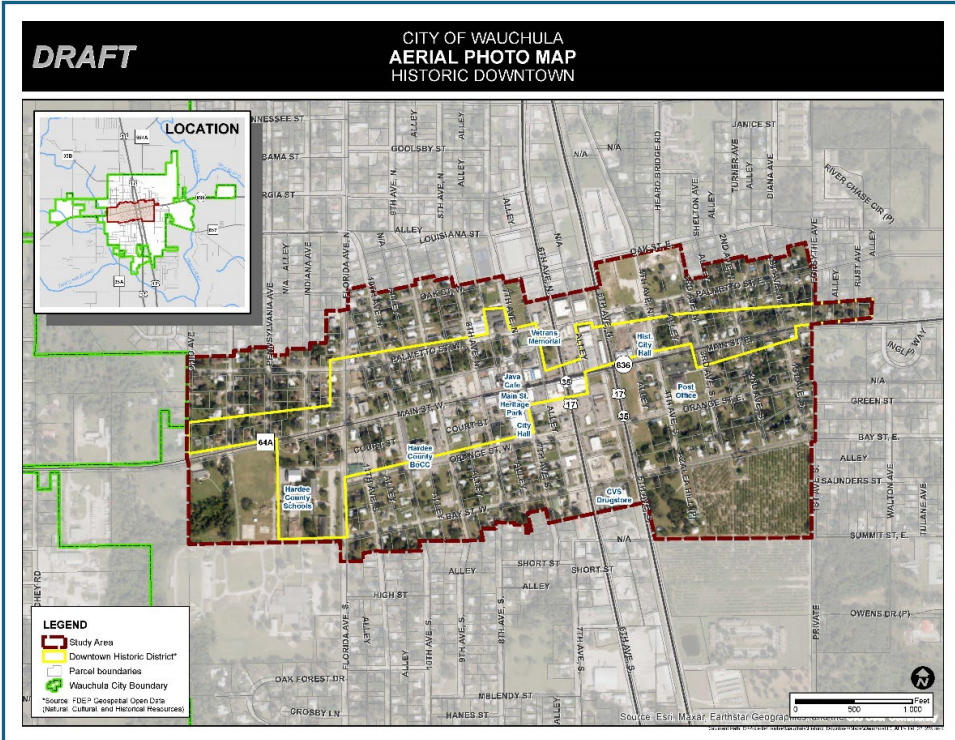


Figure 3: Study Area Boundary with boundary of the Downtown Wauchula Historic District

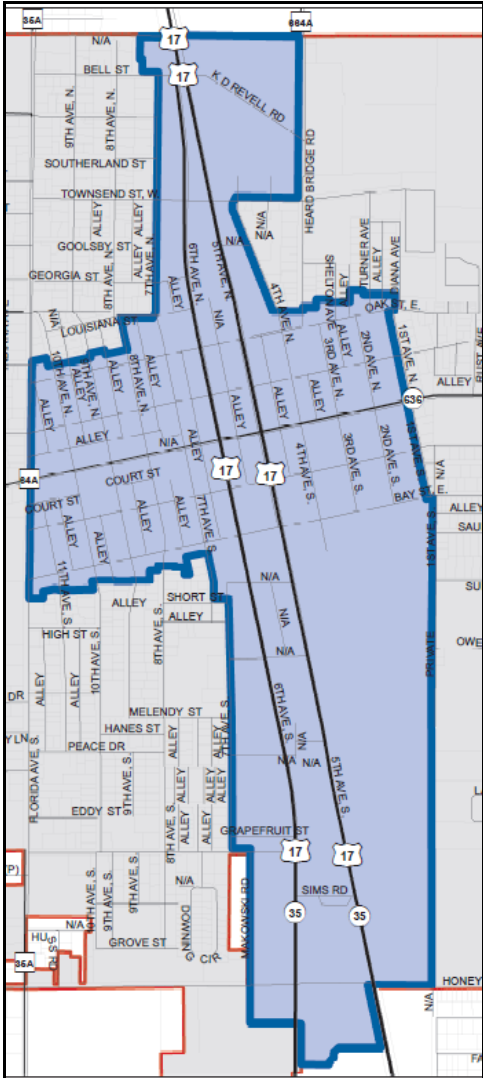


Figure 4: Building Design and Appearance Standards Boundary

To date, the project has included two community workshops to obtain input from the public.

- February 13, 2025 Community Workshop
- May 22, 2025 Community Workshop

Central Florida Regional Planning Council staff will present information and lead a discussion on the HC-1 zoning district, the Downtown Issues and Recommendations and the draft amendments to the City's Comprehensive Plan, Land Development Code, Code of Ordinances, and Community Redevelopment Area Master Plan related to requirements for the HC-1 Zoning District and historic preservation. The discussion will include input received from the public at the May 22, 2025 Community Workshop.