



## **HISTORIC PRESERVATION BOARD MEETING AGENDA**

**Monday, November 10, 2025 at 5:00 PM**

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

**[www.cityofwauchula.gov](http://www.cityofwauchula.gov)**

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### **INVOCATION**

### **CALL TO ORDER**

### **MINUTES FOR APPROVAL**

- 1.** Minutes for 05/27/2025 Historic Preservation Board

### **PUBLIC COMMENT / NON-AGENDA ITEMS**

### **ITEMS TO APPROVE**

### **ITEMS TO DISCUSS**

- 2.** Certificate of Appropriateness - Demo & rebuild of 101 & 107 E. Main Street
- 3.** Certificate of Appropriateness - 122 W Main Street

### **OLD BUSINESS**

### **REMINDERS**

### **ADJOURNMENT**



## **HISTORIC PRESERVATION BOARD MEETING MINUTES**

**Tuesday, May 27, 2025 at 5:00 PM**

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

**[www.cityofwauchula.gov](http://www.cityofwauchula.gov)**

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### **INVOCATION**

### **CALL TO ORDER**

Royal called the meeting to order at 5:00 pm.

### **PRESENT**

Cynthia Paxton  
Linda Burnett  
Tanya Royal

### **ABSENT**

Sylvia Collins

### **STAFF PRESENT**

Community Development Director Kyle Long  
City Clerk Stephanie Camacho

### **MINUTES FOR APPROVAL**

1. Minutes for 1/27/2025 Historic Preservation Board  
Motion made by Paxton, Seconded by Burnett.  
Voting Yea: Royal

### **PUBLIC COMMENT / NON-AGENDA ITEMS**

None presented.

### **ITEMS TO DISCUSS**

2. Historic Commercial Zoning District Discussion

Marisa Barmby - Central Florida Regional Planning Council

Barmby presented an overview of the recent community workshops regarding the HC-1 district. Barmby shared suggestions received, as well as concept ideas with draft amendments to the comprehensive plan, code of ordinances, and land development code. The Board shared some of their own concerns. Barmby explained the next steps, which would include another community workshop, as well as a series of various Board reviews.

Public comment:

If the planters are removed from Main Street, would there be any additional green space put in? He also inquired about H2A regulations within the district.

### **ADJOURNMENT**

With no further business to discuss, Royal adjourned the meeting at 6:28 p.m.

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STEPHANIE CAMACHO, CITY CLERK

## Application for Certificate of Appropriateness

### City of Wauchula

126 S. 7<sup>th</sup> 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: 101, 107 E Main Street, Wauchula, FL 33873; Parcel Numbers: 03-34-25-0200-00019-0019, 03-34-25-0200-00019-018A
  
2. Applicant's Name: Emily Breheny, The Lunz Group  
 Address: 58 Lake Morton Dr.  
 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: Two (2) single-story buildings, located on adjacent parcels, approximately 8,800 square feet total of commercial space, consisting of three (3) existing tenant spaces and one (1) vacant tenant space.
  
4. Description of work to be done (use additional sheets if necessary): \_\_\_\_\_  
See attached for description of work.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# Application for Certificate of Appropriateness

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

5. Zoning: HC-1 Setbacks: Front 0 Side 0 Rear 30

6. Documentation Submitted:	Site Plan	<u>X</u>
	Photographs	<u>X</u>
	Building Plans/Elevations	<u>X</u>
	Samples/Swatches	<u>          </u>
	Drawings/Sketches	<u>          </u>
	Other	<u>X</u>

Emily G. Breheny  
 Signature of the Applicant

10/09/25  
 Date

Sarah Weiss  
 Signature of Owner or Officer of Company

10/13/25  
 Date



October 27, 2025

Historic Preservation Board  
City of Wauchula  
126 S. 7<sup>th</sup> Avenue  
Wauchula, FL 33873

**Re: Certificate of Appropriateness – East Main Collective  
Item #4 - Description of Work to be Done**

The project was originally envisioned as an interior renovation of the existing buildings. However, during the design phase, a truck accident occurred when a bucket truck collided with the front façade and awning along Main Street. Unfortunately, this was not an isolated incident—similar collisions have taken place multiple times over the life of the building, underscoring an ongoing safety concern at this intersection.

With the understanding that FDOT's *Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways*, new construction would require a clear visibility triangle at intersections for this very reason. The clear visibility triangle shall be formed by extending a line beginning from the back of the curb or edge of the pavement on each street right-of-way to a point of intersection, creating a triangle. For this property, compliance requires a 100-foot distance from US 17 and a 90-foot distance from Main Street.

To address these safety challenges, protect future occupants, and meet FDOT's visibility requirements, the project team determined that demolition of the two (2) existing structures and construction of a new, properly aligned building was the most responsible and forward-looking solution.

The new commercial building, approximately 6,620 square feet, will consist of three (3) tenant spaces, including a rooftop dining area for one (1) of the tenants. The new building seeks to enhance the site's usability and safety, while maintaining the commercial function and contributing positively to the historic street scape.











## Application for Certificate of Appropriateness

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1. Address of property where work is to be performed: 122 W Main Street, Wauchula, FL 33873;  
Parcel Number: 03-34-25-0200-00020-018C

2. Applicant's Name: Emily Breheny, The Lunz Group  
 Address: 58 Lake Morton Dr.  
 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: One (1) single story building with mezzanine, approximately  
2,248 square feet total of commercial space, consisting of one (1) vacant  
tenant space.

4. Description of work to be done (use additional sheets if necessary): \_\_\_\_\_  
See attached for description of work.  
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 \_\_\_\_\_  
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## Application for Certificate of Appropriateness

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Page 2 of 2

5. Zoning: HC-1 Setbacks: Front 0 Side 0 Rear 30

6. Documentation Submitted:	Site Plan	<u>X</u>
	Photographs	<u>X</u>
	Building Plans/Elevations	<u>X</u>
	Samples/Swatches	<u>          </u>
	Drawings/Sketches	<u>          </u>
	Other	<u>X</u>

Emily C. Breckenridge  
Signature of the Applicant

10/13/25  
Date

Sarah Cress  
Signature of Owner or Officer of Company

10/13/25  
Date





October 27, 2025

Historic Preservation Board  
City of Wauchula  
126 S. 7<sup>th</sup> Avenue  
Wauchula, FL 33873

**Re: Certificate of Appropriateness – Reif Building Renovation  
Item #4 - Description of Work to be Done**

The project is intended to be a renovated shell space within the historic Reif Building located at 122 West Main Street, Wauchula, 33873. The Development Group intends to prepare the existing shell space for a future restaurant tenant build-out. The design intent of this project is to provide exterior and interior building improvements so that the space can become usable once again.

The proposed exterior improvements include restoring the existing windows within the arch on the front exterior wall, removing the existing storefront, infilling the pre-cast concrete façade, replacement of the decorative columns and awning, and replacement of the main entrance door. The exterior design is meant to return to the building's original façade from 1922.

These improvements seek to enhance the site's usability and restore the historic character, while maintaining the commercial function and contributing positively to the historic streetscape. The Architectural Preservation Services section of the office of the Florida Bureau of Historic Preservation has approved the plans and determined that the improvements are appropriate and in accordance with the Secretary of Interior's Standards of Design for Rehabilitation.

**Emily Breheny**

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**Subject:** FW: 25.h.sm.100.034 Hardee Trust Building 100% Construction Documents Review

**From:** Jessica Newman <[jnewman@cityofwauchula.com](mailto:jnewman@cityofwauchula.com)>

**Sent:** Wednesday, October 8, 2025 9:39 AM

**To:** Melanie Roberts <[mroberts@thedevelopmentgroup.net](mailto:mroberts@thedevelopmentgroup.net)>

**Subject:** FW: 25.h.sm.100.034 Hardee Trust Building 100% Construction Documents Review

Below you will find an email from the State Division of Historical Resources noting approval of the plan design and that the design meets the Secretary of Interior's Standards of Design for Rehabilitation.

**JESSICA NEWMAN**

Wauchula Community Redevelopment Agency  
Main Street Wauchula, Inc.  
107 E. Main Street  
Wauchula, FL 33873  
(863) 767-0330

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**From:** Kurisko, Steven J. <[Steven.Kurisko@dos.fl.gov](mailto:Steven.Kurisko@dos.fl.gov)>

**Sent:** Wednesday, August 27, 2025 11:15 AM

**To:** Jessica Newman <[jnewman@cityofwauchula.com](mailto:jnewman@cityofwauchula.com)>

**Subject:** 25.h.sm.100.034 Hardee Trust Building 100% Construction Documents Review

Hello Jessica,

The submitted 100% construction documents were reviewed and are approved. Here are the comments.

Regarding the plans for the Hardee County Trust Building, the Architectural Preservation Services section of the office of the Florida Bureau of Historic Preservation finds that the plans are appropriate and in accordance with the Secretary of Interior's Standards of Design for Rehabilitation.

- For our records and in accordance with Section 481.221(2) Florida Statutes, please submit the 100% construction documents, including consultants, properly signed and sealed. Electronic signing and sealing in accordance with Florida Administrative Code Rule: 61G1-16.005 is preferred.

Please send me the signed and sealed 100% construction documents.

Thank you!

Steve Kurisko  
Historic Preservation Grant Specialist  
Bureau of Historic Preservation  
Florida Department of State  
Office: (850)245-6466  
E-mail: [Steven.Kurisko@dos.fl.gov](mailto:Steven.Kurisko@dos.fl.gov)  
500 South Bronough Street  
Tallahassee, Florida 32399-0250





Item # 3.

Z

Design