



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.

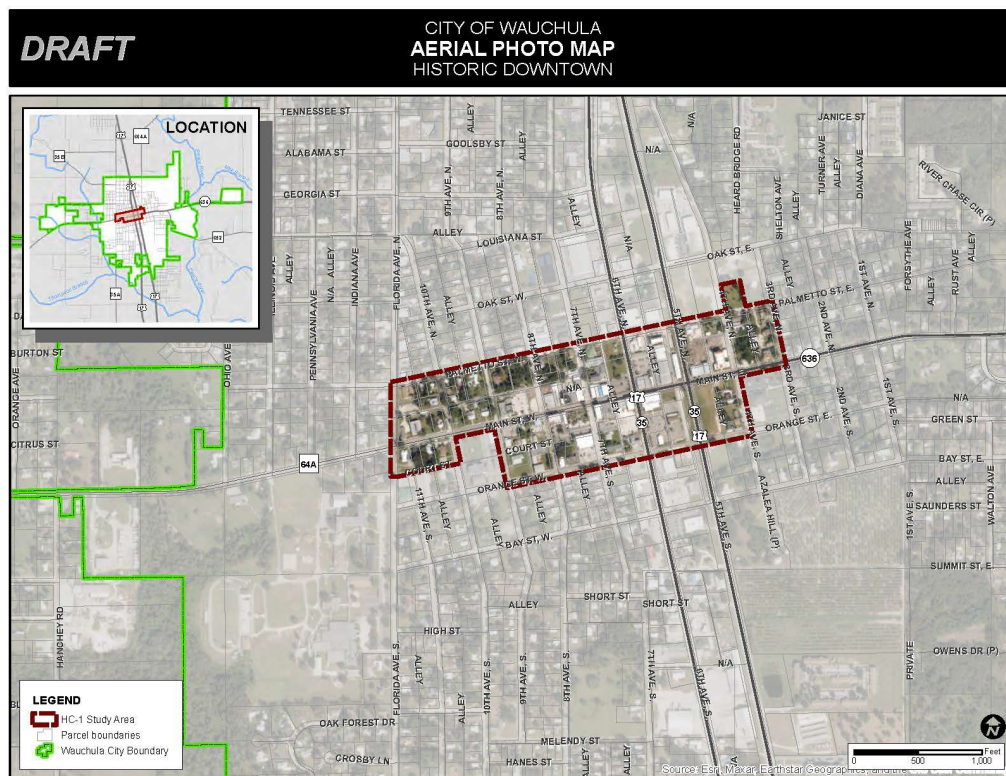


Figure 1: HC-1 Zoning District Boundary

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).

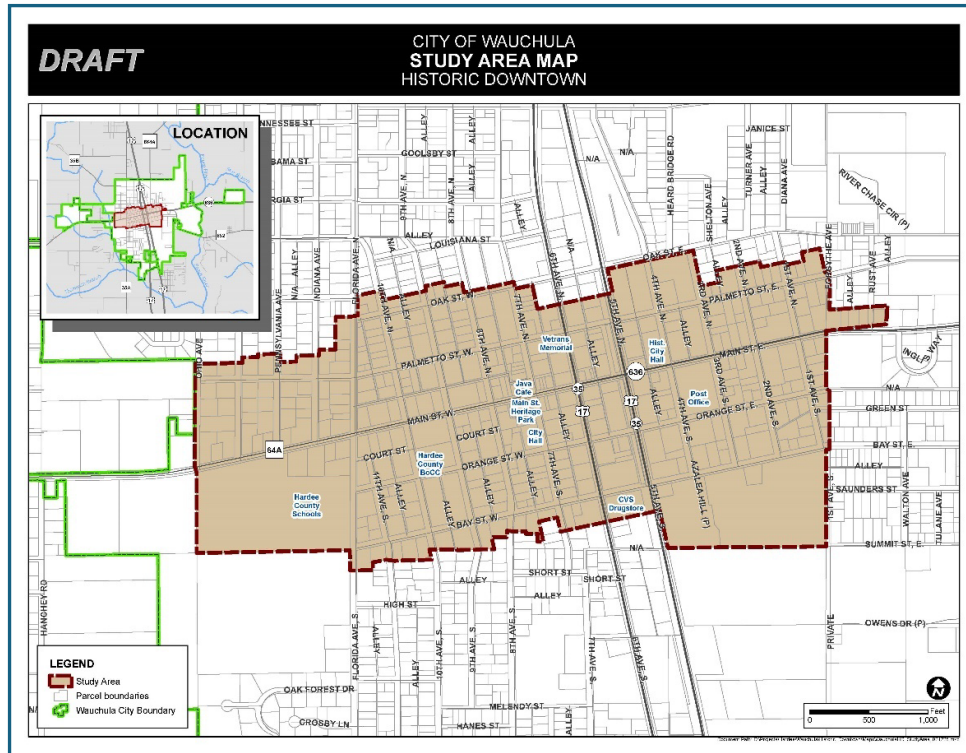


Figure 2: Study Area Boundary

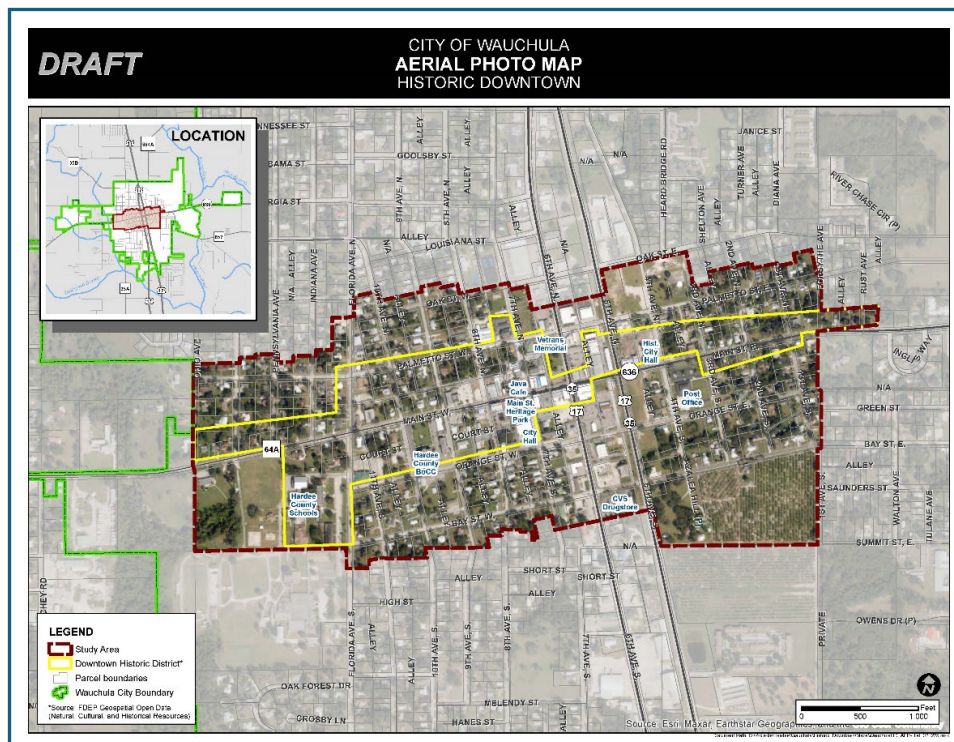


Figure 3: Study Area Boundary with boundary of the Downtown Wauchula Historic District

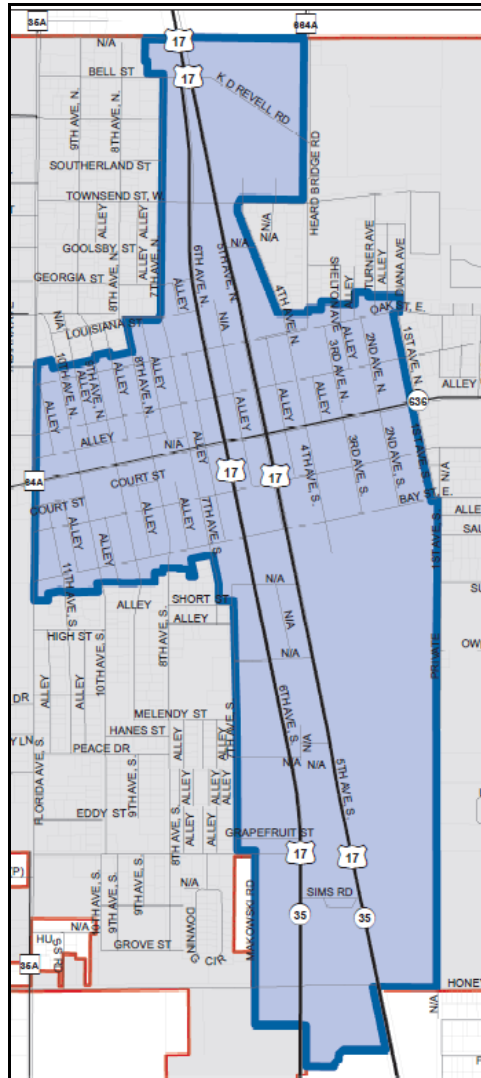


Figure 4: Building Design and Appearance Standards Boundary

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.