

Application for Certificate of Appropriateness

City of Wauchula

126 S. 7th Avenue

Wauchula, FL 33873

Ph: (863) 773-9193 Fax: (863) 773-0436

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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.

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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. 7th 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.