

# 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

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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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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