

**Historic District Regulatory Board
Minutes of September 17, 2020 meeting**

City of Lake Wales
201 W. Central Avenue, Lake Wales, FL 33853

A regular meeting of the Board of Historic District Regulatory Board was held on September 17, 2020 at 5:15 PM in the City Commission Chambers in the Administration Building.

The meeting was called to order by Chairman Brandon Alvarado at 5:16P.M.

Agenda Item Number 1. Roll Call

Members Present: Brandon Alvarado (Chairman), John Turley, Larry Bossarte.

Members Absent: None.

Staff Present: Mark Bennett, Director of Development Services; Autumn Cochella, Development Services Manager; Cheryl Baksh, Secretary; Ronni Wood, Office Assistant for the CRA.

Agenda Item 2. Approval of Minutes from February 20, 2020

Chairman Alvarado asked if there were any corrections needed to be made to the minutes from the February 20, 2020 Board meeting. The Board agreed, no corrections were necessary. Chairman Alvarado requested a motion to approve the minutes. Mr. Turley motioned to approve the minutes and Mr. Bossarte seconded the motion. All 3 Board members voted unanimously to approve the minutes from the February 20, 2020 meeting.

Agenda Item 3.1 Request of Native Imagery – Agent for Cabinet Country

**STAFF REPORT
Historic Business District Regulatory Board
September 17, 2020 Agenda**

Application No: HD-0059

Project: Vinyl signs (2) on door and window
Hanging sign

Building/Address: 251 East Park Avenue
Year Built: circa 1920

Applicant: Allen Tatum, Native Imagery agent for John Walsh owner of Cabinet Country

Attachments: Application for Certificate of Appropriateness
Photos of proposed sign

Request: Sign Approval

Design Guidelines: See Sec. 23-653.1 of the Code for general design guidelines.

End Report

Mr. Bennett reviewed the application, and the background information for Native Imagery, agent for John Walsh, owner of Cabinet Country. Chairman Alvarado asked if there were any questions, comments, or concerns. Mr. Bossarte expressed he liked it, particularly the hanging sign. Mr. Turley stated he went out and looked at the business and sign. Chairman Alvarado asked for a motion to approve the sign for Cabinet Country. Mr. Bossarte motioned to approve and Mr. Turley seconded the motion, at which time Chairman Alvarado asked for a voice vote to approve the motion. The Board voted unanimously to approve the Certificate of Appropriateness for Cabinet Country.

Agenda Item 3.2 Henkelman Construction Co., Agent for John Paccione of Atlantic Blue Capital

**STAFF REPORT
Historic Business District Regulatory Board
September 17, 2020 Agenda**

Application No: HD-0058

Project: Wall Sign

Building/Address: 212 East Stuart Avenue
Year Built: circa 1926

Applicant: Mark Watkins, Henkelman Construction Company Agent for John Paccione of Atlantic Blue Capital

Attachments: Application for Certificate of Appropriateness
Photos of proposed sign

Request: Sign Approval

Design Guidelines: See Sec. 23-653.1 of the Code for general design guidelines.

End Report

Mr. Bennett reviewed the application, background information, and staff report for Atlantic Blue Capital. The applicant requested approval for a wall sign. Chairman Alvarado inquired if the sign will replace the sign on the Gibson building. Mr. Bossarte stated he took a picture of it and it was the Gibson building. Mr. Bossarte asked for clarification on the sign. He stated on the application it said it will be a non-lit sign but it later states it will be halo back-light. Mr. Bennett explained the applicant changed their

design and it will not be a lit sign. Ms. Wood stated the picture shows the color as blue, but it's actually grey. Chairman Alvarado asked if there were any other questions or comments, at which time there were none. Mr. Turley motioned to approve and Mr. Bossarte seconded the motion. Chairman Alvarado asked for a voice vote to approve the motion. The Board voted unanimously to approve the Certificate of appropriateness for Atlantic Blue Capital.

Agenda Item 3.3 Megan Rimer, Business Owner of Yoga Bliss Studio, LLC

**STAFF REPORT
Historic Business District Regulatory Board
September 17, 2020 Agenda**

Application No: HD-0060

Project: Vinyl decal on store front window

Building/Address: 205 E Stuart Ave
Year Built: circa 1941

Applicant: Megan Rimer, Business Owner of Yoga Bliss Studio, LLC

Attachments: Application for Certificate of Appropriateness
Photos of proposed sign

Request: Sign Approval

Design Guidelines: See Sec. 23-653.1 of the Code for general design guidelines.

End Report

Mr. Bennett reviewed the staff report and background information. He stated that the staff recommended approval since the sign was in compliance. Mr. Bossarte asked if they were adding anything to the door. He stated he knew they had temporary signage. Chairman Alvarado said he would like to thank the applicant for the detailed rendering, he expressed his delight and excitement. Mr. Bennett mentioned as we improve, the Board will get more drawings with dimensions. Chairman Alvarado asked for a motion to approve the Yoga Bliss sign. Mr. Turley motioned and Mr. Bossarte seconded the motion. Chairman Alvarado called for a voice vote. The Board voted unanimously to approve the Certificate of Appropriateness for Yoga Bliss Studio.

Agenda Item 4.1 Review of Future Projects

Mr. Bennett stated we have more applicants in process of completion for review. He mentioned Southern Roots submitted not only a sign application, but also an application for façade changes. Trinity Massage, Exquisite Designs, The Taproom, and Park Ave Salon are either applying for Façade Grants or will be coming to us with for Certificates

of Appropriateness. He asked the Board if they would be willing to meet earlier than October 15th since there were numerous applications that needed their review. The Board agreed unanimously to meet early.

Agenda Item 4.2 Division of Historical Resources Grant Application

Ms. Wood stated on June 1, 2020 she submitted a grant to update the National Register. Ms. Wood explained she also applied for a grant to survey all of the Downtown areas. She further explained that in August of 2020, all the applicants had to be formally reviewed and ranked by a panel. There were 62 applications, and she was very pleased to state that Lake Wales came in at #12. Ms. Wood said, if funded, the money will be available to us on July 1, 2021 and we would have 12 months to spend it and hire a consultant to do the survey, etc... She elaborated on the process and gave the reason for using the verbiage "if funded." She stated the Department of State prepares a 'pink book' that will go forth to the Legislature during their session at the beginning of the year. The Legislature's job is to develop a budget. Ms. Wood stated it was important that we lobby our Legislatures to vote. Chairman Alvarado commended her on her good work. Mr. Bossarte stated it was a compliment to her that we were able to qualify.

Agenda Item 5 Communications and Petitions

Mr. Bennett stated that one item not on the agenda is the follow-up training session we would like to have in the Fall. He said staff will contact you to ensure you are available to attend a walking tour with Megan McLaughlin.

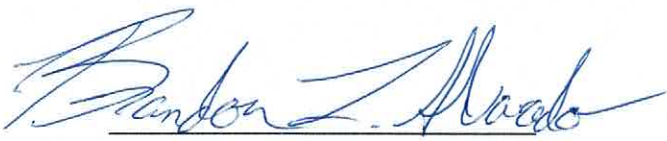
Mr. Bennett also mentioned the City Clerk's office will reach out to Jonathan Kaufman. He stated that Mr. Kaufman will be required to attend the Commission meeting on the 22nd so he can be appointed.

Chairman Alvarado stated it needed to be communicated more clearly to the Board, Staff, Jonathan, and future Applicants about the process of appointment. Chairman Alvarado concluded, when we speak to and interview people they need to know exactly what needs to be done.


Ms. Cochella stated it was not common practice for the new Board members to physically attend a City Commission meeting to be appointed.

Agenda Item 7. Adjournment

Mr. Bossarte motioned to adjourn the meeting, Mr. Turley seconded the motion. Chairman Alvarado adjourned the meeting at 5:44pm.



Brandon Alvarado, Chairman



Attest: Recording Secretary