

**Historic District Regulatory Board  
Minutes of October 15, 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 October 15, 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 5:15P.M.

**Agenda Item 1. Roll Call**

Members Present: Brandon Alvarado (Chairman), John Turley, Jonathan Kaufman, Scott Crews, and Larry Bossarte (attended virtually via phone).

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. Reading of the Virtual Public Meeting Disclosure**

Ms. Cochella read the Virtual Public Meeting Disclosure statement.

**Agenda Item 3. Approval of Minutes**

Chairman Alvarado asked if there were any discussions or edits that were needed to be made to the minutes from the October 8, 2020 special meeting. After no discussion, Mr. Crews motioned to approve the minutes and Mr. Turley seconded the motion. All five Board members voted unanimously to approve the minutes from the October 8, 2020 special meeting.

**Agenda Item 4. Vice Chair Nomination and Vote**

Mr. Crews nominated Mr. Bossarte as the Vice Chair. Chairman Alvarado asked if there were any other nominations. Hearing none, Chairman Alvarado asked for a motion to approve Mr. Bossarte as the new Vice Chair. Mr. Crews motioned for approval and Mr. Kaufman Seconded the motion. Chairman Alvarado asked for a voice vote, the Board approved Mr. Bossarte as the new Vice Chair unanimously.

**Agenda Item 5.1. HD-0065 Request of Amanda Calhoun, Owner of Southern Roots**

**STAFF REPORT  
Historic Business District Regulatory Board  
October 15, 2020 Agenda**

**Application No:** HD-0065  
**Project:** Façade Renovation  
**Building/Address:** 252 East Stuart Ave  
Year Built: circa 1925  
**Applicant:** Amanda Calhoun, Owner of Southern Roots  
**Attachments:** Application for Certificate of Appropriateness  
Photos of proposed change  
**Design Guidelines:** See Sec. 23-653.1 of the Land Development Code for general design guidelines.

End Report

Board member Larry Bossarte recused himself because he had a previous business relationship with Amanda Calhoun.

Mr. Bennet reviewed the application and background information for Amanda Calhoun, owner of Southern Roots. He stated staff appreciated Ms. Calhoun's efforts to improve her building in Historic Downtown, however, they did not think they could make a recommendation. Mr. Bennett then went on to explain the options the Board had in order to proceed. Mr. Bennett referenced Section 23-227 of the Land Development Regulations which gave the options to either approve with stipulations, deny the application with specific reference to the requirements of the Certificate of Appropriateness criteria, or the Board can continue the hearing until the next regular meeting. Mr. Bennett also stated if further information is requested and the Board chooses to continue to the next meeting, the Board would need to make a decision at that time. Mr. Crews asked for clarification from Mr. Bennett, at which time Mr. Bennett summarized his previous response.

Chairman Alvarado asked if there were any attempts to find a compromise. Ronni Wood stated at the first-step meeting that there was discussion regarding restoring the façade of the building that dates back to the 1920's. Mr. Turley inquired how much of the original building remained, but Ms. Wood was unsure. Mr. Crews vocalized there was still potential to restore the building.

Chairman Alvarado called the owner, Amanda Calhoun to the podium. Ms. Calhoun stated she would not be able to restore her façade because she had spent \$50,000.00 on renovations. She also said it would hurt her business and clients would have to enter through her back alley entrance if the front was closed due to renovations. Ms. Calhoun stated at this time it is not in her budget. She stated she wanted to do a

'German smear' so the bricks would have a rustic look and was just asking to paint. Mr. Crews asked Ms. Calhoun how she came to choose her color choices. Ms. Calhoun stated she chose black and white because it was clean and had a farmhouse look. She stated she is looking to attract younger clientele. Ms. Calhoun stated she was not opposed to preservation. She also stated she believes in "things moving forward and progressing". Chairman Alvarado once again verified with Ms. Calhoun that she was not opposed to a façade restoration. Ms. Calhoun stated the cost and the fact that it was her front door which would hinder her elderly clients from coming into her business were some of the reasons she was opposed. Chairman Alvarado stated he wanted to try and accommodate Ms. Calhoun because he does want to see some restoration. He asked Ms. Calhoun if this was a hard 'no' for right now. Ms. Calhoun responded that she would have the same issues 5 years from now. Mr. Crews commented that at some point Stuart Avenue is going to be redone and that might be a time for her to do her restoration. Ms. Calhoun also expressed interest in receiving grant money to stucco her building and paint a new mural. Ms. Calhoun said it would cost her about \$20,000-\$30,000.

Mr. Bennett advised the Board they could approve Ms. Calhoun's request with the stipulation that she returns in front of the Board within 4-5 years to revisit a façade renovation.

Mr. Turley made a motion for approval with the stipulation that the applicant appears in front of the Board in the year 2024, Mr. Crews seconded the motion. Chairman Alvarado asked for a roll call vote.

**Roll Call Vote Result:**

Mr. Turley –	Yes
Mr. Crews –	Yes
Mr. Kaufman –	Yes
Chairman Alvarado -	Yes

The motion was passed unanimously.

**Agenda Item 5.2 HD-0066 Request of Native Imagery, Agent for Southern Roots**

**STAFF REPORT  
Historic Business District Regulatory Board  
October 15, 2020 Agenda**

<b>Application No:</b>	HD-0066
<b>Project:</b>	Sign
<b>Building/Address:</b>	252 East Stuart Ave Year Built: circa 1925

**Applicant:** Native Imagery, Agent for Southern Roots  
Amanda Calhoun, Owner of Southern Roots

**Attachments:** Application for Certificate of Appropriateness  
Photos of proposed sign

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

End report

Board member Larry Bossarte again recused himself due to a previous working relationship with Amanda Calhoun. Mr. Bennet reviewed the application and background information for the signage for Southern Roots. Chairman Alvarado open the floor to a public hearing. Allen Tatem, agent for Southern Roots was in attendance to address the Board member's questions about where the hanging side would appear. Mr. Crews motioned to approve the signage request and Mr. Kaufman seconded. Chairman Alvarado called for a voice vote, and the Board unanimously approved the motion.

Mr. Bennett advised Chairman Alvarado to go back and open/close a public hearing for agenda item 5.1 to avoid any procedural issues. Mr. Turley motioned for approval with the stipulation that the applicant (Amanda Calhoun) returns in front of the Board in 4 years to discuss a façade restoration, Mr. Kaufman seconded the motion. Chairman Alvarado asked for a roll call vote.

**Roll Call Vote Result:**

Mr. Turley -	Yes
Mr. Kaufman -	Yes
Mr. Crews -	Yes
Chairman Alvarado -	Yes

The motion was again passed unanimously by the Board.

**Agenda Item 5.3 HD-0064 Request of The Ranch Taproom & Coffeehouse**

**STAFF REPORT  
Historic Business District Regulatory Board  
October 15, 2020 Agenda**

**Application No:** HD-0064

**Project:** Façade Renovation

**Building/Address:** 247 East Park Ave  
Year Built: circa 1920

**Applicant:** Cathy & Jessica Garrett, Owner(s) of The Ranch Taproom and Coffeehouse

**Attachments:** Application for Certificate of Appropriateness  
Photos of proposed sign

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

Board Member Scott Crews recused himself and left the City Chamber due to a business relationship he has with the applicants.

Chairman Alvarado opened the public hearing. Mr. Bennett reviewed the staff report and background information for The Ranch Taproom & Coffeehouse request. Mr. Bennett advised the staff recommendation was to approve their application with a condition that the back sign does not exceed 29 SF (based on the linear length of the building). Both Cathy and Jessica Garrett were present and addressed the Board's questions. Chairman Alvarado closed the public hearing and asked to entertain a motion to approve the request with the condition that the back sign does not exceed 29SF. Mr. Turley motioned to approve and Mr. Kaufman seconded the motion. Chairman Alvarado called for a voice vote and the motion was approved unanimously.

#### **Agenda Item 6.1 Resolution HDRB 2020-01 – Lake Wales Design Guidelines**

Mr. Bennett addressed the Board and asked them to consider adopting the resolution that includes the Lake Wales Design Guidelines. He stated the guidelines will not be considered 'the law', but used a reference. Mr. Crews asked for clarification as to how the design guidelines would be used. Mr. Bennett responded that it would be a good starting point for applicant to look at when applying for Certificates of Appropriateness. He also stated it would be great for Staff to have the same reference as the Board. Mr. Bennett said the CRA Board approved a contract with Dover Kohl & Partners to start working on Downtown design standards. Mr. Crews asked if the Historic Board would approve the design standards from Dover Kohl, Mr. Bennett stated it would be a good idea for the Board to review the Dover Kohl design standards and give the CRA Board a recommendation. After no further discussion, Mr. Crews motioned to approve and Mr. Turley seconded the motion. Through a voice vote, the motion was passed unanimously.

#### **Agenda Item 6.2 Comprehensive Plan Update – Historic Preservation Element**

Mr. Bennett stated every seven years the City has to do an evaluation and appraisal for the comprehensive plan to determine whether it's being effective. Mr. Bennett said a consultant as well as Megan McLaughlin reviewed the historic preservation element and it was submitted to the Planning and Zoning Board last month. On October 6<sup>th</sup> it was presented during the City Commission meeting and they held a first-reading of an

ordinance to approve the changes to the comprehensive plan. He further explained in the upcoming months it would go to the State Planning Agency to make sure the intent meets statues and then will come back for a second-reading and adoption with an anticipated date in January. He asked the Board to review and submit any thoughts or suggestions to him.

### **Agenda Item 7 Review of Future Projects**

Ms. Cochella advised Tiffany Davis of the Wales Pointe restaurant will submit a Certificate of Appropriateness for a façade change at the next meeting.

### **Agenda Item 8 Communications and Petitions**

Allen Tatem of Native Imagery thanked the Board for approving his application for signage with Studio 6 at the last meeting. Mr. Tatem stated he had an issue with the design that was approved. He approached the dais and handed the Board 2 copies of his sign rendering for Studio 6. One was the original rendering which he was previously advised to make certain elements smaller during his First-Step meeting with Staff and the second was the one they approved. He asked the Board to reconsider their decision and approve his original design. He stated his original design aesthetically felt better and he was never given the option to ask the Board to consider his original rendering, he continued to say his second rendering which he submitted and the Board approved felt “cheap”. Mr. Bennett advised Chairman Alvarado staff was not in a position to make a recommendation.

Ms. Cochella explained to Mr. Tatem that the Board was not the administrative official for sign code and he would have to speak with City Staff again. Mr. Tatem addressed the Board and again asked if the design was something they would approve. Mr. Bennett stated it would have to come back to the Board at another meeting and Chairman Alvarado stated he would like Staff to review his request first.

Ms. Wood addressed the Board as a follow up to Megan McLaughlin’s proposed walking tour. Chairman Alvarado said he would like to ask Staff to get the Board together and attend the walking tour. Chairman Alvarado stated it would be beneficial to learn about the architectural elements of Downtown Lake Wales. Mr. Bennett advised Ms. Baksh to organize everyone’s schedule so they could attend the walking tour lead by Megan McLaughlin.

### **Agenda Item 8 Adjournment**

After no further discussion, the Board adjourned at 6:26PM.



Brandon Alvarado, Chairman



Attest: Recording Secretary