

**Historic District Regulatory Board
Minutes of June 16, 2022 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 June 16, 2022 at 5:15 PM in the City Commission Chambers at the Administration Building.

Chairman Brandon Alvarado called the meeting to order at 5:12 P.M.

Agenda Item 1. Roll Call

Members Present: Brandon Alvarado (Chairman), Scott Crew and Larry Bossarte (Vice Chairman).

Staff Present: Mark Bennett, Director of Development Services; Autumn Cochella, Development Services Manager; Jasmine Khammany, Senior Planner and Shena Rowland, Secretary.

Megan McLaughlin from Plusurbia Design – Consultant for Historic District

Agenda Item 2. Approval of Minutes

Chairman Alvarado asked if there were any suggestions or edits that needed to be made to the minutes from last month's meeting.

Mr. Crews motioned to approve the minutes and Mr. Bossarte seconded the motion. All three Board members voted unanimously to approve the minutes from the March 17, 2022 meeting.

Agenda Item 3 The Ranch Taproom Signage

STAFF REPORT
Historic Business District Regulatory Board
June 16, 2022 Agenda

Application No: HD-0077

Project: The Ranch Taproom

Building/Address: 247 E Park Ave E
Year Built: circa 1924

Applicant: Jonathan Walsh Watchmen Construction Group,
agent for Cathy Garrett, Business Owner

Attachments: Application for Certificate of Appropriateness

Photos of Proposed Signage

Design Guidelines: See Sec. 23-653
Ms. Cochella announces that the applicant is expected.

Mr. Bennett suggest to move to Item 4 on the agenda to give them time.

The Board agrees and Item 4 other Business is presented.

Agenda Item 4. Other Business

Mr. Bennett announces that they have taken suggestions from the last Historic Board meeting and have met several times with consultants and have made some minor adjustments to the Downtown Design Standards.

He offers two ways to review either read now and answer questions or take them home and review and bring back to July for a meeting. In either case the plan is to take before the Planning and Zoning Board in July.

Mr. Alvarado asks if it needs to be a public hearing.

Mr. Bennett responds no because it was minor changes and they will be publicly heard at the Planning and Zoning Board in July.

Megan McLaughlin then goes over the changes in the Downtown Design Standards.

Mr. Alvarado asks for concerns with the changes to Downtown Design Standards and in seeing no one asks for a motion to approve memorandum of changes.

Mr. Bossarte makes the motion to approve and Mr. Crews seconds. All three Board members voted unanimously to approve.

Mr. Alvarado then moves back to Agenda Item 3 for the Ranch Taproom Signage. The applicant was not present for comment.

Ms. Cochella presents the sign application to the Board.

Mr. Alvarado asks for comments or concerns.

Mr. Bossarte asks if the material is known?

Ms. Cochella states she is not sure but it is some type of metal. She also points out that they are changing the brand a little by using the verbiage of Eatery and Coffeehouse which she feels is important.

Ms. Mclaughlin asks about the clearance under the sign and suggests they may want to make it 7 feet.

Mr. Alvarado feels that is a good point to have some type of language in the code regarding the clearance. He also asks if they should approve this sign as is?

The Board agrees to approve as is.

Mr. Alvarado then asks for a motion to approve the Hanging Sign for The Ranch Taproom.

Mr. Crews makes the motion to approve and Mr. Bossarte seconds. All three Board members voted unanimously to approve.

Mr. Alvarado asks if there are any other items for other business.

Mr. Bennett reminds the Board that there are vacancies coming up with the Historic Board that will need to be filled. He asks the Board to think of candidates that may be able to fill.

Ms. Mclaughlin mentions Tina Peak would be a good candidate but not eligible until September.

Mr. Bennett agrees and has also had conversations with her.

There is open discussion regarding who would be good candidates.

Agenda Item 5. Communications and Petitions

Mr. Alvarado asks if there are any Communications or Petitions from the audience and in hearing none he closes the floor to public comment.

Agenda Item 6. Adjournment

Mr. Alvarado then adjourns the meeting at 6:15 p.m.

Brandon Alvarado, Chairman

Attest: Recording Secretary