

**Historic District Regulatory Board
Minutes of September 16, 2021 Meeting**

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

A regular meeting of the Historic District Regulatory Board was held on September 16, 2021 at 5:15 PM in the City Commission Chambers at the Administration Building.

Chairman Brandon Alvarado called the meeting to order at 5:15 P.M.

Agenda Item 1. Roll Call

Members Present: Brandon Alvarado (Chairman), Larry Bossarte, Scott Crews, & Jonathan Kaufman.

Members Absent: None

Staff Present: Mark Bennett, Development Services Director, Autumn Cochella, Development Services Manager, Megan McLaughlin, Historic Preservation Consultant, and Christina Adams, Secretary.

Agenda Item 2. Approval of Minutes – June 17, 2021

Chairman Alvarado asked if there were any comments or suggestions for the minutes taken from June 17, 2021. After no discussion, Mr. Crews motioned for approval of the minutes and Mr. Kaufman seconded the motion. The Board approved the minutes unanimously via voice vote.

Agenda Item 3. HD-0074

Mr. Bennett introduced Megan McLaughlin, a historic preservation consultant, as she will be assisting with this project and other projects that will be brought before the Board. Ms. McLaughlin reviewed the report with the Board. Mr. Gibson, building owner, was in attendance and shared a video with the Board that showed the building in its current condition and historical condition. He explained that he felt compelled to purchase this building and help restore the historic façade to go along with the Dover Kohl Plan which will be implemented downtown. He stated he hoped to apply for a state tax credit which would exceed the City's historic preservation standards and ensure the character of the building remained intact.

Mr. Bossarte stated he applauded Mr. Gibson for tackling another project downtown and asked if he had considered any backup plans if he was unable to complete his vision. Mr. Gibson stated his first step is to slowly remove the existing façade to see what

condition it is in and he will do his best to keep it historically concise and if that isn't possible it will be historically compatible.

Mr. Crews asked if Mr. Gibson planned to do work beyond historic restoration and Mr. Gibson stated his goal is to restore the façade only and sell to someone who would complete the interior. He stated the tax credit may require him to keep ownership for 5 years but the main goal is to see what they are dealing with before finalizing a plan.

Mr. Alvarado asked if there was a timeline for this first phase and Mr. Gibson stated he wants to do what is efficient for his contractor and would prefer to time it with the downtown improvements. Mr. Alvarado asked if he was comfortable with all conditions listed in the staff report and Mr. Gibson confirmed that he was. Mr. Alvarado asked the Board for a motion with staff recommendations and conditions as listed. Mr. Crews was the first to motion and Mr. Kaufman seconded the motion. The item was approved unanimously.

Agenda Item 4. Other Business

None

Agenda Item 5. Communications and Petitions

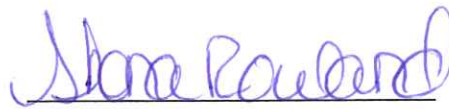
None

Agenda Item 6. Adjournment

The meeting ended at 5:56 PM.



Brandon Alvarado, Chairman



Attest: Recording Secretary