



Historic Preservation Board Work Session

Agenda

July 1, 2026 @ 10:00 AM

Chapman Room

401 S. Park Avenue

welcome

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decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

board member compliance

Board/Committee members when acting within the scope of their public duties are subject to the Florida Sunshine Law (Ch. 286, F.S.), Florida Public Records Act (Ch. 119, F.S.) and state ethics laws (Ch. 112, F.S.). All discussions with any other board member(s) regarding public items that are likely to come before the board/committee must occur on the record during a public meeting. No member shall vote upon, and no appointed member shall attempt to influence, any item considered which would inure to the special private gain or loss of the member, any principal/parent/subsidiary retaining the member, or any relative or business associate of the member. Members must announce their conflict and file a written conflict disclosure with the City Clerk within 15 days of the meeting.

1. Meeting Called to Order**2. Discussion Item (s)**

- a. Preliminary discussion regarding Commission's direction for HPB to look at historic preservation ordinance revisions and development of new historic preservation incentives. 60 minutes

3. Adjournment



Historic Preservation Board

agenda item 2.a

item type

Discussion Item (s)

meeting date

July 1, 2026

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

Preliminary discussion regarding Commission's direction for HPB to look at historic preservation ordinance revisions and development of new historic preservation incentives.

motion | recommendation**background**

Attached is the information discussed at the last meeting, including the materials from Board members, and the 2015 Ordinance.

Additional ideas from research to discuss:

- Transfer of development rights (TDR) program
- Add additional letters to the zoning district listing on Orange County Property Appraiser to alert buyers of homes that are on our potential historic properties list
- Extend demolition delay
- Tax exemptions for qualifying renovations
- District formation requirements
- Remove noticing requirements for designations and some COR reviews (quicker timelines)
- Survey to homeowners with historic homes on our potential designations list

alternatives | other considerations**fiscal impact**

attachments

1. 2015 Ordinance Revisions - ORD3024-15
2. From Anne Mooney
3. From Anne Mooney 2
4. From John Skolfield

ORDINANCE NO. 3024-15

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE VIII, "HISTORIC PRESERVATION" TO PROVIDE CLARITY, IMPROVE THE FUNCTIONALITY, AND REVISE THE PROCESS AND PROCEDURES FOR THE HISTORIC PRESERVATION BOARD AND STAFF, THE DESIGNATION OF HISTORIC LANDMARKS, HISTORIC RESOURCES AND HISTORIC DISTRICTS, THE REGULATION, ADMINISTRATION AND ENFORCEMENT CONCERNING SUCH DESIGNATED LANDMARKS, RESOURCES AND DISTRICTS, AND THE CERTIFICATE OF REVIEW PROCESS; CREATING PROCEDURES FOR THE DEMOLITION OF PROPERTIES IDENTIFIED IN THE FLORIDA MASTER SITE FILE AND HISTORIC SURVEY; AMENDING PROVISIONS REGARDING TAX EXEMPTIONS FOR HISTORIC PROPERTIES; PROVIDING FOR SEVERABILITY, CODIFICATION, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Winter Park, Florida ("City"), recognizes that the City has within its jurisdiction a significant number of historic resources, structures and properties; and

WHEREAS, the City Commission recognizes that the identification, protection, enhancement and use of such resources provides a public purpose; and

WHEREAS, the City Commission recognizes that these historic resources, structures and properties constitute valuable assets that contribute to the charm and appeal of the City and create a unique environment for both residential and commercial pursuits, thereby providing significant and substantial economic benefit to the City; and

WHEREAS, the City Commission wishes to take advantage of all state and federal policies and programs for assistance and grants for the study, preservation, rehabilitation or restoration of historic buildings, districts and sites for the benefit of the public: and

WHEREAS, the City Commission desires that more property owners seek voluntary designation of their properties as historic landmarks or historic resources; and

WHEREAS, the City Commission desires that more property owners in areas with a concentration of historic landmarks or historic resources, seek designation of their areas as historic districts, through the use of the procedures set forth herein; and

WHEREAS, the City Commission desires to implement additional economic incentives to encourage owners of historic structures to seek voluntary designation of such structures as historic landmarks or historic properties, or designation of their neighborhoods as historic districts; and

WHEREAS, the regulations herein are consistent with the City's Comprehensive Plan; and

WHEREAS, the City Commission desires to encourage the preservation and restoration of the City's historic resources, structures and properties for the benefit of the public:

NOW THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article VIII "Historic Preservation" of the Code of Ordinances is hereby amended and modified as shown in Exhibit A (ATTACHED).

SECTION 2 - SEVERABILITY. If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 3 - CODIFICATION. It is the intention of the City Commission of the City of Winter Park, Florida, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Winter Park, Florida; that the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; that the word, "Ordinance" may be changed to "Section," "Article," or other appropriate word. The City Clerk is given liberal authority to correct scriveners' errors, such as incorrect code cross references, grammatical, typographical and similar or like errors when codifying this Ordinance.

SECTION 4 - CONFLICTS. All ordinances or portions or ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 5 – EFFECTIVE DATE. This Ordinance shall become effective immediately upon its final passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this 14th day of December, 2015.

Attest:



City Clerk Cynthia Bonham

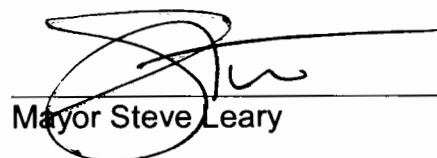

Mayor Steve Leary

EXHIBIT A

ARTICLE VIII. - HISTORIC PRESERVATION

FOOTNOTE(S):

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Editor's note— Ord. No. 2688-06, § 1, adopted Oct. 9, 2006, amended Art. VIII in its entirety to read as herein set out. At the editor's discretion, the provisions of Ord. No. 2675-06 have been renumbered to preserve the style of this Code and the original section numbers have been included in the history notes for future reference. Former Art. VIII, §§ 58-433—58-459, 58-463—58-470, 58-476—58-482, pertained to similar subject matter, and derived from Ord. No. 2425-01, § 1, adopted June 28, 2001; Ord. No. 2446-01, § 1, adopted Nov. 13, 2001.

DIVISION 1. – GENERALLY

Sec. 58-433. - Short title; intent and purpose.

(a) *Short title.* This article shall be cited as the Winter Park Historic Preservation Code.

(b) *Intent and purpose*

(1) The purpose of these regulations is to establish the framework for a comprehensive historic preservation program in the city.

(2) ~~It is shall be the policy of the city to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures, sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the city, state, or nation. Furthermore, it is the purpose of this article to strengthen the economy of the city by stabilizing and improving property values in historic areas, and to encourage new buildings and development that will be harmonious with existing historic buildings and districts.~~ to achieve the following objectives:

- a. Safeguard the heritage of the city by encouraging the preservation of historic resources representing significant elements of its history;
- b. Enhance the visual character of the city by encouraging the preservation of these buildings which make a significant contribution to the older neighborhoods of the city particularly to the designated historic register structures reflecting unique and established architectural traditions;
- c. Foster public appreciation of and civic pride in the beauty of the city and the accomplishments of its past;
- d. Strengthen the economy of the city by protecting and enhancing the city's attractions to residents, tourists and visitors;
- e. Promote the private and public use of historic resources for the education, prosperity and general welfare of the people; and
- f. Stabilize and improve property values within the city.

(3) In addition, the provisions of this article will assist the city and private property owners to be eligible for federal tax incentives, federal and state grant funds, property tax abatement, and any other incentive programs for the purpose of furthering historic preservation activities.

(Ord. No. 2688-06, § 1, Exh. A (58-433), 10-9-6)

Sec. 58-434. - Definitions.

The following words, terms and phrases, as used in this article, shall have the meanings set forth below except where the context clearly indicates a different meaning.

Addition means a construction project physically connected to the exterior of an historic building or that increases the gross floor area of the building.

Administrative review means the process by which the planning and community development director or his/her designee may approve, approve with conditions, or deny certain types of permit applications for alterations or additions allowed by the HPB and based upon the standards in section 58-469 to an individually designated property or property located in a designated historic district.

Alteration means any change affecting the exterior appearance of an existing structure or improvement by additions, reconstruction, remodeling, maintenance or structural changes involving exterior changes in form, texture, materials or color, or any such changes in appearance in a designated historic property or specially designated historic site, or district. In designated local historic districts, alterations shall be in keeping with the design guidelines established for the district per section 58-457(2) (b) (5).

Applicant means ~~an individual or group,~~ a property owner or owners who provides(s) sufficient written information to the city to ascertain that their property potentially meets the minimum eligibility requirements for local historic designation, or who is applying for a certificate of review.

Archaeological site means a single specific location that has yielded, or based on previous research is likely to yield, information on local history or prehistory.

Certificate of review means a written document approved the approval process by the Winter Park Historic Preservation Commission ~~Board~~ allowing an applicant to proceed with approved exterior alterations, additions, relocation, new construction, or demolition of, or other work to, a designated historic landmark building, historic resource, historic landmark site or property in a historic district, following a determination of the proposal's suitability to applicable criteria.

- ~~(1) Standard certificate of review: Those certificates based upon such specific guidelines and standards as may be recommended by the Historic Preservation Board for which administrative issuance, by the city, has been authorized upon findings that proposed actions are in accord with such official guidelines and standards.~~
- ~~(2) Special certificate of review: Those certificates involving the demolition, removal, reconstruction, exterior alteration or new construction, which require determination by the Historic Preservation Board during a public hearing before such certificate can be issued.~~

City means the City of Winter Park.

Contributing element (or contributing) means a building or structure that contributes to the historic significance of a district, which by location, design, setting, materials, workmanship, feeling, and/or association adds to the district's sense of time, place and historic development.

Demolition means an act or process that destroys or razes, in whole or in part, a building structure or site, including a building within a district, or which permanently impairs its structural integrity.

Designated property (or designated properties) means a property or properties that have been designated as historic landmark(s) or historic resource(s) under Division 3 of this Article VIII.

Florida Master Site File means the State of Florida's official inventory of historical and cultural resources. Categories of resources recorded at the Site File include archaeological sites, historical structures, historical cemeteries, historical bridges and historic districts. The Site File also maintains copies of archaeological and historical survey reports and other manuscripts relevant to history and

historic preservation in Florida.

Historic district means a geographically defined area possessing a significant concentration, linkage, or continuity of landmarks, resources, improvements, or landscape features united by historic events or aesthetically by plan or physical development, and which area has been designated as an historic district pursuant to procedures described in this article. Such district may have within its boundaries noncontributing buildings or other structures that, while not of such historic and/or architectural significance to be designated as landmarks or resources, nevertheless contribute to the overall visual character of the district.

~~*Historic landmark or resource* means any prehistoric or historic site, building, structure, landscape feature, improvement, or archaeological site which has been designated as an historic landmark or resource pursuant to procedures described in this article. that is of historical, architectural or archaeological value.~~

Historic landmark means buildings, structures, or sites of specific and exceptional historic or aesthetic significance to the city, state or nation. Historic landmarks may be associated with historic personages or events or embody exceptional architecture, or may be the work of a master designer or architect.

Historic Preservation Commission (HPC) Board (HPB) means the City of Winter Park Historic Preservation Commission Board as created by sections 58-441 and 58-442 58-445 and 58-446.

Historic resource means any prehistoric or historic site, building, structure, landscape feature, improvement, or archaeological site that is of historical, architectural or archaeological value.

Historic survey means the results of a systematic process of identifying determined by the Historic Preservation Board to identify significant buildings, sites and structures through visual reconnaissance and research for compilation in the Florida Master Site File maintained by the Bureau of Historic Resources in Tallahassee, Florida.

Improvement means any building, structure, fence, gate, wall, walkway, parking facility, light fixture, bench, fountain, sign, work of art, earthworks, or other manmade object constituting a physical betterment of real property or any part of such betterment.

~~*Multiple property nomination* means a group of related significant properties that share common themes, and are organized by historic contexts and property types.~~

National Register of Historic Places means a federal listing maintained by the U.S. Department of the Interior of buildings, sites, structures and districts that have attained a quality of significance as determined by the Historic Preservation Act of 1966, as amended.

Non-contributing element (or non-contributing) means a building or structure located within the boundaries of a historic property or district that does not contribute to the historic significance of the district or property by virtue of its age, location, design, setting, materials, workmanship, feeling, and/or association.

Ordinary repairs and maintenance means any:

- (1) Work done on any improvement, which does not involve a change of design, appearance or material.
- (2) Replacement of any part of an improvement where the purpose and effect of such work or replacement is to correct any deterioration, decay of, or damage to such improvement or any part thereof and to restore the same as nearly as may be practicable to its condition prior to the occurrence of such deterioration, decay or damage.

Property means land and the buildings and improvements on it.

Property owner means the individual or entity in possession of title for land and the buildings and improvements on it. Any person or entity claiming to be a property owner shall provide the city with

proof of such ownership interest.

Reconstruction means the process of reproducing, by new construction, the exact form and detail of a demolished building, structure or object as it appeared at a certain point in time.

Rehabilitation means the process of repairing or altering a historic building so that an efficient contemporary use is achieved, while preserving those significant historical, architectural or cultural features that establish the character of the property.

Relocation means the act of preserving a historic structure, which cannot remain on its existing site, by physically moving it to a new location.

Renovation means the act of making changes and repairs so that a historic structure is back in good condition.

Restoration means the act of accurately recovering the form and details of a property as it appeared at a particular period of time, which may involve the removal of later additions or alterations, or the replacement of missing features.

Standards for Rehabilitation (36 CFR 67) as periodically revised ~~in 1990~~ means the standards provided by the National Park Service and the Secretary of the Interior that provide guidance on the sensitive rehabilitation of

a historic property. The standards generally address issues that include; character defining elements; changes which have occurred over the course of the property's history; desirable approaches to the repair of damaged features; appropriate cleaning methods; archaeological resources; and new construction in connection with a historic property.

(Ord. No. 2688-06, § 1, Exh. A (58-434), 10-9-06)

Sec. 58-435. - Relationship to zoning districts.

These regulations are intended to provide the framework to preserve and protect historic or architecturally worthy buildings, structures, sites, monuments, streetscapes, parks, residential neighborhoods and commercial districts. These regulations are intended to act as an overlay to existing zoning designations. Zoning amendments may be applied to designated historic structures, districts, and sites with such actions and procedures as otherwise provided for in this chapter.

(Ord. No. 2688-06, § 1, Exh. A (58-435), 10-9-06)

Secs. 58-436—58-440. - Reserved.

FOOTNOTE(S):

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Editor's note— Ord. No. 2843-11, § 3.b.A, adopted June 13, 2011, amended Div. 2 in its entirety to read as set out herein. Former Div. 2, §§ 58-441—58-446, pertained to historic preservation commission and derived from Ord. No. 2688-06, § 1, Exh. A (58-437—58-441), adopted Oct. 9, 2006.

DIVISION 2. - HISTORIC PRESERVATION BOARD

Secs. 58-441—58-444. - Reserved.

Sec. 58-445. - Establishment of historic preservation board.

There is hereby established pursuant to sections 2-46 through 2-49 and section 2-59, a historic preservation board (HPB). This board shall operate and be controlled pursuant to the provisions in sections 2-46 through 2-49 and section 2-59.

(Ord. No. 2843-11, § 3.b.A., 6-13-11; Memo of 2-22-12(Att. 3.b.A.))

Sec. 58-446. Qualifications.

Members of the HPB shall have demonstrated civic pride, interest in historic preservation and the knowledge, experience and mature judgment to act in the public interest to make informed and equitable decisions concerning the conservation of historic resources. The board shall be comprised of seven (7) members and one (1) alternate.

- a. One member shall be a licensed architect; and
- b. One member versed in local history; and
- c. One member who owns or lives in a designated resource or district.

Sec. 58-4467 - Functions, powers and duties of the historic preservation board.

The HPB historic preservation board shall be responsible for the development and administration of a comprehensive historic preservation program, and shall identify and maintain the city's historic resources for the benefit of both present and future residents. It shall be the responsibility of the HPB to:

- (1) Provide or recommend incentives for historic preservation, and to recommend for or against rezonings, demolitions, developments, lot splits, lot consolidations, or conditional uses that could impact historic resources identified in the Florida Master Site File survey of the City of Winter Park.
- (2) Identify potential historic landmarks, historic resources and potential historic districts for designation; and provide assistance to, and education of, owners of properties for potential designation;
- (3) Develop and maintain a local register of historic places and review National Register of Historic Places nominations within the city;
- (4) Develop guidelines based upon the Secretary of the Interior's Guidelines Standards for Use in reviewing applications for certificates of review. The Secretary of the Interior's Standards for Rehabilitation as periodically revised in 1990 will be used until local guidelines are developed and adopted by the HPB;
- (5) Review applications for certificates of review for individually designated landmarks and resources, and contributing and non-contributing properties within designated districts, city-owned historic properties and sites, and historic properties for which the city has received a façade or preservation easement;
- (6) Approve variances that are appropriate for the preservation of historic resources in conjunction with applications for certificates of review;
- (7) Conduct an ongoing survey and inventory of historically, culturally or architecturally significant buildings, structures, districts and archaeological sites within the city; coordinate survey results with the Florida Master Site File; and plan for resource preservation with the aid of staff and consultants with professional expertise as may be necessary;
- (8) Develop programs to stimulate public interest and involvement in the city's history and preservation, and inform the public of the city's preservation opportunities and the HPB's activities;
- (9) Cooperate with and advise local, state and federal governments on preservation activities;

- (10) Attend relevant educational meetings, workshops and conferences;
 - (11) Adopt rules of procedure, which shall be reviewed annually and which shall be available for public inspection; and
 - (12) Perform any other function that may be designated by the city commission.
- (Ord. No. 2843-11, § 3.c.A., 6-13-11; Memo of 2-22-12(Att. 3.b.A.))

Secs. 58-447—58-455. - Reserved.

DIVISION 3. - DESIGNATION OF HISTORIC LANDMARKS, RESOURCES OR DISTRICTS

Sec. 58-456. - Designation criteria.

In order to qualify as a local historic landmark, resource or district, properties must have character, interest or value as part of the historical, cultural, archaeological, aesthetic or architectural heritage of the city, state or nation. For a multiple property nomination, eligibility may be based on the establishment of historic contexts or themes that describe the historical relationship of the properties. ~~be in keeping with the intent and purpose of the Winter Park Historic Preservation Code as set forth in Section 58-433, herein and be based on the establishment of historic contexts or themes that describe the historical relationship of the properties.~~ The eligibility of any potential historic landmark, resource or district shall be supported by meeting ~~one or more applicable criteria based upon the National Register of Historic Places guidelines~~ criteria for evaluation ~~at the local, state or national level.~~ Properties must be at least 50 years old to be eligible for designation unless they are of exceptional importance.

(1) The criteria for the designation of historic landmarks and historic resources are as follows:

- a. A quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and associations; and
- b. ~~That are associated with events that have made a significant contribution to the broad patterns of our history; or~~
- c. ~~That are associated with the lives of persons significant in our past; or~~
- d. ~~That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or~~
- e. ~~That have yielded, or may be likely to yield, information important in prehistory or history.~~
- b. At least one of the following:
 - i. That are associated with events that have made a significant contribution to the broad patterns of our history; or
 - ii. That are associated with the lives of persons significant in our past; or
 - iii. That embody the distinctive characteristics of a type, period, or method of construction; or
 - iv. That represent the work of a master; or
 - v. That possess high artistic values; or
 - vi. That represent a significant and distinguishable entity whose

- components may lack individual distinction; or
- vii. Those have yielded, or may be likely to yield, information important in prehistory or history.

(2) Historic districts must meet the criteria of Section 58-456 (1) a. and ~~one~~ two or more of the National Register criteria in section 58-456 (1) b. at the local, state or national level. A district shall possess a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.

- a. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the historic environment or be an arrangement of historically or functionally related properties. ~~A significant concentration may be represented by 60 percent of the sites, buildings, structures or objects that contribute to the historic context of the district. At least 50 percent of the sites, buildings, structures or objects in a historic district must meet two or more of the National Register of Historic Places criteria at the local, state or national level.~~
- b. A district must contain a minimum of twelve (12) properties. A district must be a definable geographic area of contiguous properties and, where possible, should cover both sides of any street or comprise all the properties in any cul-de-sac or similar area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations, and generally follow the technical guidelines for selecting boundaries used by the National Register of Historic Places. The boundaries must be based upon a shared relationship among the properties constituting the district and represent the area which completed the process described in Section 58-457(2). The boundaries should be defined by utilizing the parcels and lots as shown on the Orange County Property Appraiser's maps.
- c. If the nomination for designation of a particular district pursuant to Section 58-457(2) below is unsuccessful, no district nomination including the selected area shall be presented for nomination for at least three (3) years after the date the city notifies the proposed district's residents that the nomination has been unsuccessful.

(Ord. No. 2688-06, § 1, Exh. A (58-442), 10-9-06)

Sec. 58-457. - Designation procedures.

Winter Park historic landmarks, resources and districts shall be designated only as provided in this section. Properties, which meet the criteria for designation as set forth in section 58-456, shall be designated according to the following procedures:

(1) *Designation of local historic landmarks and resources.*

- a. Recommendations for nomination for designation of individual local historic landmarks and resources may be submitted to the planning and community development department by the property owner(s), the HPC, or ~~a city commission member who believes(s) that the property meets the criteria for listing as set forth in section 58-456.~~ The property owner shall provide to the city proof of current fee simple ownership of the property being nominated. The proposal shall include a legal description or address of the property, a brief statement regarding its historic, cultural, aesthetic or architectural significance, and must include written authorization by the property owner(s).-A

~~recommendation for nomination that does not include the property owner(s) authorization shall not proceed.~~

- ~~b. Every proposed historic landmark or resource shall have a historic designation report prepared by the city that shall be presented to the HPC at a regularly scheduled meeting. Prior to consideration of designation, the city shall first determine if the property sought to be designated meets the criteria for designation. If so, the city shall prepare a historic designation report that shall be presented to the HPB at a regularly scheduled meeting.~~
- c. For each proposed designation of a historic landmark or resource, the City is responsible for mailing a notice of public hearing to all property owners of record on the latest Orange County tax roll within a 500-foot radius of the proposed landmark or resource at least 15 days prior to the public hearing held pursuant to this section, however failure to receive such notice shall not invalidate the same as such notice shall also be given by publishing a copy thereof in a newspaper of general circulation in the city and county at least 15 days prior to the hearing.

(2) Local historic districts.

- a. Nominations for designation of historic districts may be submitted to the planning and community development department by petition from 20 percent of the proposed district property owners, at least half of whom shall be owners of individually designated historic homes in the proposed district, or owners of contributing homes in the proposed district by any member of the HPC, or by a city commission member, who believes that the district meets the criteria for listing as set forth in section 58-456. The nomination proposal shall include a description of the proposed boundaries of the district, and a brief statement explaining setting forth: (i) that at least 50% of the homes in the proposed district are individually designated historic homes or contributing homes; (ii) explaining its historic, cultural, aesthetic or architectural significance, (iii) the specific National Register of Historic Places criteria (two or more) that apply to the proposed district; and (iv) including a the required petition representing the ownership of at least 20 percent of the properties within the proposed district as described above. Designation of historic districts shall only be considered by the HPCB subsequent to meetings with district property owners and actions as described in subsections b. and c. below.
- b. Prior to consideration of designation by the HPCB, the city shall facilitate conferences with the property owners within the nominated district to discuss the following: first determine if the proposed district meets the criteria for designation as set forth in the petition. If so, the city shall then prepare a historic designation report which shall analyze and report upon: 1) the historic designation report (2) proposed boundaries, 3) 2) contributing and non-contributing buildings and elements, 3) district goals, 4) design guidelines to include district alteration criteria, and 5) results effects of designation and 6) available incentives. The city shall then mail the report and other necessary information to each property owner of record to notify them of the initial interest in establishing a historic district, the effects of establishing a historic district, and a schedule of informational meetings for owners and interested parties. The schedule of informational meetings will also be published in a newspaper of general circulation and posted on the city's web site. The city shall then facilitate conferences with property owners within the nominated district to discuss the proposed district. The city shall have 90 days to complete these requirements.
- c. After informational meetings have concluded, the city will mail a summarized final historic designation report to every property owner of record in the nominated district as of that date. The report will describe the voting process including a 14 day deadline to respond. The final report, voting process and deadline will also be posted on the

city's web site. Property owners of record will be polled, with each property representing one vote. If a property is jointly owned by two or more persons or entities, all such persons or entities having an ownership interest in that property must agree in order to cast a vote in favor of creating the nominated district. Upon receipt of a favorable vote representing the ownership of two-thirds fifty percent (50%) plus one of the properties within the nominated proposed district, a historic designation report shall be forwarded to the HPCB recommending approval or disapproval of the nominated area as a historic district based upon the vote received and citing any other specific criteria for the decision. A historic district that is commemorative in nature only and whose designation report does not require design review will not require a vote of the property owners, but shall require a public hearing as described in section 58-457(2) d.

- d. The nominated historic district shall have a historic designation report that shall be presented to the HPCB at a regularly scheduled meeting. The designation report shall include the historic context, proposed boundaries, contributing and non-contributing elements, a staff recommendation and the results of listing which may include guidelines for review, and appropriate incentives. For each proposed designation of a historic district, the city is responsible for mailing a notice of public hearing to all property owners of record whose property is located within the boundary of the designation 15 days prior to the public hearing held pursuant to this section, however failure to receive such notice shall not invalidate the same as such notice shall also be given by publishing a copy thereof in a newspaper of general circulation in the city and county at least 15 days prior to the hearing.
- (3) Decision of the HPB historic preservation commission. If, after a public hearing, the HPCB finds that the proposed local historic landmark, resource or district meets the criteria set forth in section 58-456, it shall transmit such findings to the city commission along with the recommendation that the designation be approved. The historic landmark or, resource or district, shall only be recorded in the Winter Park Register of Historic Places following adoption of a resolution of the city commission approving such designation. The designation of a historic district shall only be created following the adoption of an ordinance of the city commission approving such designation. The city commission shall have final decision making authority over whether to approve or deny any request for designation under this division.
 - (4) The city commission shall further direct staff to notify the following of the action with a A copy of the resolution(s) designating the historic landmark, resource or district and the adopted guidelines for review shall be sent to:
 - Planning and Community Development Department
(all divisions)
 - Building and Permitting Services Department
 - Code Compliance Division
 - City Clerk
 - Public Works Department
 - Owners of the affected property and other parties having an interest in the property, if known
 - (5) Following the published date of a public hearing before the HPCB, no permits shall be issued by the Building and Permitting Services Department, except for permits that do not require the review of the HPCB, for any new construction, exterior alterations, rehabilitation, restoration, renovation, addition, relocation, moving, or demolition of the real property that is the subject matter

of the recommendation, until one of the following has occurred:

- The historic designation is enacted and a certificate of review is issued under the provisions of division 4; or
 - The historic designation is denied by the city commission; or
 - The property owner has applied for an accelerated approval of a certificate of review prior to final enactment of the historic designation; and such certificate of review has been issued under the provision of section 58-473, and the property owner has voluntarily proffered a covenant binding him to comply with all terms and conditions of the certificate of review which will cease to be effective should the city commission deny the historic designation.
- (6) Historic landmarks, resources or districts shall be formed as a ~~special~~ an overlay, which shall be placed over the existing zoning. The regulations and procedures for both the zoning district and the historic landmark, resource or district regulations shall apply.
- (7) Should the city commission deny a request for historic district designation, the city shall notify all property owners within the proposed district by mail of the decision and contemporaneously post the notice of the decision on the city web site.

(Ord. No. 2688-06, § 1, Exh. A (58-443), 10-9-06)

Secs. 58-458—58-465. - Reserved.

DIVISION 4. - CERTIFICATE OF REVIEW

Sec. 58-466. - Purpose.

The purpose of the certificate of review process is to assist owners of historical landmarks or resources and owners in historic districts, ~~in accordance with design guidelines,~~ who plan to rehabilitate, restore or redevelop their property for contemporary use to achieve their goals and take advantage of incentive programs while preserving the historic character, architecture and materials, to the greatest extent possible.

(Ord. No. 2688-06, § 1, Exh. A (Div. IV), 10-9-06)

Sec. 58-467. - Pre-application conference.

Before entering binding commitments or incurring substantial expense in the preparation of plans, surveys and other data, and before submitting an application for a certificate of review, an applicant shall confer with the city HPB staff to obtain information and guidance. The purpose of such conference is to further discuss and clarify conservation objectives and design guidelines in cases that do not conform to established objectives and the Land Development Code guidelines. In no case shall any statement or representation made prior to the official application review be binding on the HPCB, the city commission or any city departments.

(Ord. No. 2688-06, § 1, Exh. A (58-444), 10-9-06)

Sec. 58-468. - Review requirement.

The HPCB shall review and render a decision during an advertised public hearing on applications for special certificates of review for any proposed exterior alterations, rehabilitation, restoration,

renovation, or addition, or any proposed new construction, demolitions, or relocations of: (i) designated historic landmarks; (ii) historic resources; (iii) contributing and noncontributing resources within historic districts; (iv) city-owned historic properties and sites; and (v) historic properties for which the city has received a façade or preservation easement in keeping with the applicable design guidelines. Provided however, the HPB shall not have the authority to review and render a decision on interior alterations to structures that do not affect the exterior or structural integrity of the structure. ~~The HPB shall review and render a decision on all applications for special certificates of review for any proposed exterior alterations, demolitions, new construction or relocations within the boundaries of designated historic districts.~~ The HPCB may approve, approve with conditions recommendations, or deny an application. For reconstructed buildings that have been permitted pursuant to section 58-4802, the provisions of this section shall still apply.

(Ord. No. 2688-06, § 1, Exh. A (58-445), 10-9-06)

Sec. 58-469. - Guidelines for review.

~~In adopting guidelines for review,~~ It shall be the intent of the HPCB to preserve the exterior historic characteristics of the landmark, resource or district, and to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites, and streetscapes. Guidelines shall also serve as criteria for staff to make decisions, as permitted by the HPCB, regarding applications for standard administrative certificates of review.

- (1) The U.S. Secretary of the Interior's Standards for Rehabilitation as periodically revised in 1990 are generally the standards and guidelines by which applications for any certificate of review for historic buildings, sites, or districts are to be measured and evaluated. The HPCB may recommend additional standards to preserve and protect special features unique to the city or may recommend amending any existing guidelines to the city commission.
- (2) Variances to achieve the design review standards for historic preservation may be granted from the land development code requirements as may be appropriate to achieve the design review standards for historic preservation for the purposes of this ordinance, provided the variance does not negatively affect the character of the area and with good cause shown. These variances may include those for building height, side, rear and front setbacks, building coverage, floor area ratio, impervious coverage, storm water retention, and walls and fences. Building code exemptions may be granted subject to the guidelines of the Florida Building Code for qualified historic buildings or structures. Additional information to justify variances and exemptions may be needed.
 - a. When a variance or exception is considered, the application shall comply with the notice standards listed in subsection 58-88(c)(2) 58-89(c)(2).
 - b. All variance requests through the HPCB design certificate of review process shall be limited to properties with individual landmark, resource or historic district designation. This landmark, resource or district designation must be completed before issuance of a building permit for the work that requires a variance.
 - c. The appeal of a decision to grant or deny a variance by any person aggrieved by the decision of the HPCB shall be taken to the city commission after following the notice criteria of subsection 58-88(c)(1) 58-89(c)(2) if filed within 15 days of the date of the decision by the HPCB.
- (3) The HPCB may also allow garage apartments or accessory cottages to be determined to be conforming uses on designated historic landmarks or resources, or ~~to~~ on properties in a designated historic district.
 - a. Historic designation must be completed before the issuance of a building permit or approval for the construction, re-establishment or construction of a new garage apartment or accessory cottage.

- b. Building setbacks shall be determined by the HPCB, however no garage apartment or accessory cottage shall be closer than five feet to a rear or side line, unless such setback currently exists, or may be in a required front setback.
 - c. It is desirable that garage apartments or accessory cottages not exceed 750 square feet of living area. The HPB may reduce or enlarge this square foot limitation depending on the configuration or size of the property; provided, however, Garage apartments or accessory cottages shall not exceed 1,000 square feet in size.
 - d. Conversion of any existing garage space shall not be allowed, but an existing garage may be enlarged in height or ground area to accommodate the garage apartment. Garage apartments or accessory cottages may utilize a separate electric meter and utility connections contingent upon meeting the parking requirements for an accessory dwelling unit.
 - e. Tenants must be provided on-site parking space(s) behind the front setback of the principal residence. All required parking spaces must be accessed independently and shall not require moving any vehicle to allow another vehicle to enter or exit from the property. All vehicles shall be parked on-site in spaces conforming to setbacks so that no regular daytime or overnight parking occurs on city streets. Violation of these terms and conditions may result in enforcement action by Code Compliance. ~~Will be deemed sufficient grounds for the code enforcement board to order the discontinuation of the garage apartment or accessory cottage as a secondary living unit along with other penalties and remedies at their discretion~~
 - (4) Each designated historic district may adopt specific district guidelines for design review based upon the U.S. Secretary of the Interior's Standards for Rehabilitation as periodically ~~revised in 1990~~ subject to final approval by the HPCB
 - (5) Local guidelines for design review may be adopted based upon the U.S. Secretary of the Interior's Standards for Rehabilitation as periodically ~~revised in 1990~~.
- (Ord. No. 2688-06, § 1, Exh. A (58-446), 10-9-06)

Sec. 58-470. - Forms.

Applications for certificates of review will be made on forms approved and provided by the HPCB. ~~historic preservation commission.~~

(Ord. No. 2688-06, § 1, Exh. A (58-447), 10-9-06)

Sec. 58-471. - Delegation of review authority.

The planning and community development director or his/her designee may approve, approve with conditions, or deny certain types of permit applications for alterations or additions allowed by the HPB and based upon the standards in Section 58-469 to an individually designated property or property located in a designated historic district. The planning and community development director or his/her designee is not required to grant this administrative review and may require review by the HPB. Further, the HPCB may delegate the authority to the planning and community development director or his/her designee appropriate staff members to review and grant standard administrative certificates of review without referral to the HPCB and without a public hearing in the case of certain types of applications, which the HPCB shall determine in advance. If the applicant wishes to appeal planning and community development director's or his/her designee's decision, a complete certificate of review application for the project will then be placed on the HPB agenda.

(Ord. No. 2688-06, § 1, Exh. A (58-448), 10-9-06)

Sec. 58-472. - Administrative review. Standard certificates.

Based upon the standards for rehabilitation, the designation report, a complete application for a building permit standard certificates of review, and any additional plans, drawings or photographs to fully describe the proposed alteration, the city shall within 15 business days from the date a complete application has been filed, approve, approve with conditions or deny the application for a standard certificate of administrative review prior to the issuance of a building permit. The decision shall be based upon the standards in section 58-469(1). The findings of the city shall be mailed to the applicant within three days of the city's decision accompanied by a statement in full regarding the decision unless delivered in person. The applicant shall have an opportunity to challenge the decision to deny the application by applying for a special certificate of review within 15 days of the findings.

(Ord. No. 2688-06, § 1, Exh. A (58-449), 10-9-06)

Sec. 58-473. - Special Certificates of Review.

- (a) An applicant for a special certificate of review whether for new construction, exterior alteration, addition, rehabilitation, restoration, renovation, addition, moving or demolition, or relocation shall submit an application to the HPCB accompanied by photographs, elevations, site plans, floor plans, and samples of materials as deemed appropriate by the HPCB to fully describe the proposed appearance, materials and architectural design of the building(s), other outbuildings and site plan. The application shall include floor area ratio, impervious lot coverage and height and setback calculations as well as landscape and hardscape plans if applicable. The applicant shall provide adequate information to enable the HPCB to visualize the effect of the proposed action on the applicant's building and its adjacent buildings and streetscapes. If such application involves a designated archaeological zone, the applicant shall provide full plans and specifications of work that may affect the surface and subsurface of the archaeological site.
- (b) In the event that the applicant is requesting a special certificate of review for demolition, the HPCB shall be provided with the details for the proposed disposition of the site. The HPCB may require architectural drawings, financial plans or other information regarding any proposed new construction. Proposed demolitions shall be reviewed subject to the considerations in section 58-479.
- (c) The HPCB will rule upon applications for a certificate of review during a public hearing. A notice of the hearing shall be published in a newspaper of general circulation within the city at least 13 ~~45~~ days in advance of the hearing. Written notice of the time and place of the hearing and the proposed action to be taken shall be mailed to all owners of record of property within 500 feet of the property requesting a certificate of review. A notice shall also be posted upon the property at least 15 days in advance of the hearing.
- (d) An approved certificate of review and any accompanying variance(s) shall expire one year after the date of approval if the approved construction, rehabilitation, restoration, renovation, addition, demolition, or relocation has not physically commenced on the property within such time period. Upon the request of the property owner, staff may administratively extend the approval for an additional year. Thereafter, upon request by the property owner one additional one year extension may granted by the HPB upon good cause.

(Ord. No. 2688-06, § 1, Exh. A (58-450), 10-

9-06)

Sec. 58-474. - Decision of the ~~commission~~ board

The decision of the ~~HPB historic preservation commission~~ HPB shall be based upon the guidelines set forth in section 58-469 as well as the general purpose and intent of these regulations and any specific planning objectives and design guidelines officially adopted for the particular historic landmark, resource or historic district. The decision may include such incentives for preservations as the HPB finds appropriate. ~~No decision of the HPC shall result in an inordinate burden for the owner if the HPB has determined the existence of such burden in accordance with state law.~~ The decision of the HPB shall include a complete description of the reasons for such findings and details of the public interest that is sought to be preserved and shall direct one or more of the following actions:

- (1) Issuance of a special certificate of review for the work proposed by the applicant; or
- (2) Issuance of a special certificate of review with specified modifications and conditions or;
- (3) Issuance of a special certificate of review with recommendations for zoning required ~~to~~ for the preservation of the building or site and those recommendations shall be placed on the ~~consent~~ agenda of the soonest possible planning and zoning ~~commission~~ board meeting
- (4) Denial of the application and refusal to grant a certificate of review; or
- (5) Issuance of a special certificate of review with a deferred effective date of up to 12 months from the date of the ~~HPCB's~~ HPCB's decision at a public hearing in cases of demolition or moving of a significant building.

(Ord. No. 2688-06, § 1, Exh. A(58-451), 10-9-06)

Sec. 58-475. - Time limit.

The ~~historic preservation commission~~ HPB shall act upon an application within 60 days of receipt of the proposed action. The time limit may be waived at any time by mutual written consent of the applicant and the ~~HPCB~~ HPCB.

(Ord. No. 2688-06, § 1, Exh. A (58-452),10-9-06)

Sec. 58-476. - Records.

The decision of the ~~historic preservation commission~~ HPB shall be issued in writing. Evidence of approval of the application shall be by certificate of review issued by the ~~HPCB~~ HPCB or the ~~HPCB's~~ HPCB's designated staff representative to the applicant, and whatever its decision, notice in writing shall be given to the applicant, city clerk and the director of the planning and community development department. When an application is denied, the ~~HPCB's~~ HPCB's notice shall provide an adequate written explanation of its decision. The ~~HPCB~~ HPCB shall keep a written record showing its action on each application considered.

(Ord. No. 2688-06, § 1, Exh. A (58-453),10-

9-06)

Sec. 58-477. - Appeals.

- (a) Any substantially affected party may appeal any decision of the HPCB to the city commission by filing within 15 days after the date of the decision a written notice of appeal and an appeal fee as established by the city's schedule of fees. The notice shall set forth concisely the decision appealed from and the reasons or grounds for the appeal.
- (b) The appeal shall be heard by the city commission, which shall hear and consider all facts material to the appeal and render a decision promptly. The appeal shall be a de novo appeal. The city commission may affirm, modify or reverse the HPCB's decision based upon the standards in section 58-469 and guidelines in section 58-479. The decision of the city commission shall constitute final administrative review. Appeals from decisions of the city commission may be made to the courts having jurisdiction over the matter, as provided by the Florida Rules of Appellate Procedure.

(Ord. No. 2688-06, § 1, Exh. A (58-454), 10-

9-06)

Sec. 58-478. - Change in approved work.

The HPCB's staff shall review any change in work proposed subsequent to the issuance of a certificate of review. If the HPCB's staff finds that the proposed change does not materially affect the historic character or the proposed change is in accord with approved guidelines, it may issue a supplementary ~~standard~~ certificate of review for such change. If the proposed change is not in accordance with guidelines, standards, or certificate of review previously approved by the HPCB, a new application for a special certificate of review shall be required.

(Ord. No. 2688-06, § 1, Exh. A (58-455), 10-9-06)

Sec. 58-479. - Guidelines for issuance—~~D~~demolition of designated properties or properties within historic districts, and construction, excavation or other disturbance in archaeological zones.

~~(a) In addition to all other provisions of this article, in determining whether to approve or deny an application involving the demolition of designated properties or properties located within designated historic districts, the HPCB shall consider the following criteria in evaluating applications for a special certificate of review for demolition of designated properties:~~

- (1) The structure is of such interest or quality that it would reasonably meet national, state or local criteria for designation as a historic landmark.
- (2) The structure is of such design, craftsmanship or material that it could be reproduced only with great difficulty and/or expense.
- (3) The structure is one of the last remaining examples of its kind in the city, the county, or the region.
- (4) The structure contributes to the historic character of a designated district.
- (5) Retention of the structure promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage.

- (6) There are definite plans for reuse of the property if the proposed demolition is carried out, and there is an explanation of what the effect of those plans will be on the character of the surrounding area.

Noncontributing elements are exempt from the provisions of subsections (1) through (5) above.

Sec. 58-480. – Identified interred archaeological site.

(b) In cases where new construction, excavation, tree removal or any other activity may disturb or reveal an identified interred archaeological site, the HPCB may issue a certificate of review with a delayed effective date up to 60 days. During the delay period, the applicant shall permit the subject site to be examined under the supervision of an archaeologist approved by the HPCB. A certificate of review may be denied if the site were of exceptional importance and such denial would not unreasonably restrict the primary use of the property.

Sect. 58-481. – Procedure for demolition of properties identified in the Florida Master Site File or the Historic Survey.

Applications requesting the demolition of properties that are identified in the Florida Master Site File or the Historic Survey as potential candidates for the National Register of Historic Places but are not designated properties or properties within historic districts, shall comply with the procedures of this section.

(1) Upon receipt of a complete application for a demolition permit, for properties found in the Historic Survey as potential candidates for the National Register of Historic Places, the city shall have sixty (60) days thereafter to issue a demolition permit provided the applicable demolition permit requirements have been met. The purpose of this 60 day period is to facilitate and encourage the consideration of appropriate alternatives to protect the historic character of the property sought to be demolished before a demolition permit is issued. Upon receipt of the application for demolition, the property owner or their designee will receive a letter from the HPB staff notifying them of the 60 day period and the purpose of such and the next HPB meeting where the application for demolition will be reviewed and potential alternatives to demolition discussed. During this 60 day period, the HPB will review the application for demolition permit and may direct HPB staff to make proposals to the property owner or their designee as to any specific alternatives to demolition.

(2) Upon the city's receipt of a complete application for a demolition permit of properties that are identified in the Florida Master Site File, the city shall have sixty (60) days thereafter to issue a demolition permit provided the applicable demolition permit requirements have been met. The purpose of this 60 day period is to facilitate and encourage the consideration of appropriate alternatives to protect the historic character of the property sought to be demolished before a demolition permit is issued. Upon receipt of the application for demolition, the property owner or their designee will receive a letter from staff regarding the 60 day period and the purpose of such. During this 60 day period, staff shall consider appropriate alternatives to demolition and is authorized to make proposals to the property owner or their designee to protect the historic character of the property in lieu of demolition. HPB staff shall notify the HPB of any applications for

demolition that qualify under this category at the next scheduled meeting of the HPB subsequent to the receipt of a complete application for demolition permit.

(3) During the consideration period set forth under subsection (1) and (2), the following alternatives to demolition should be considered:

- (i) The feasibility of moving or relocating the structure;
- (ii) The feasibility of purchasing the structure, either privately or through the use of public funds;
- (iii) Preservation of historic elements of the structure prior to demolition through photographic documentation of the structure, removal and relocation of historic elements, or otherwise archiving the historic nature of the structure.

(4) If agreement is reached with the property owner to allow preservation of aspects of the structure pursuant to subsection (3) (iii) above, the demolition shall be allowed immediately upon completion of the preservation or at the end of the consideration period, whichever may come first, provided all other criteria for demolition have been met. As further consideration for allowing the preservation of the structure pursuant to this section, any person or entity undertaking the preservation effort shall provide the property owner a waiver of liability for any personal injury or property damage incurred by the preserving party.

(5) If after the expiration of the applicable consideration period under subsection (1) and (2), the property owner notifies the HPB staff in writing that no alternatives to demolition that are acceptable to the property owner have been presented, provided that all other requirements and conditions of its application for a demolition permit have been met, the city shall proceed to issue a demolition permit in accordance with its standard procedures. At any time after a complete application for demolition permit is received, the HPB staff may waive the remaining time under the applicable consideration period under subsection (1) and (2) if the HPB or the HPB staff determines that no meaningful alternatives to demolition exist or will be proposed to the property owner.

(6) For good cause shown, and with the agreement of the property owner, the consideration periods under subsection (1) and (2) may be extended for an additional sixty day (60) day period. The time limit under sec. 58-475 does not apply to demolition permits under this section.

(7) The criteria set forth in Sec. 58-479 do not apply to applications for demolition permits under this section. The HPB does not have the authority to approve or deny an application for demolition permit under this section.

(8) The provisions of this section shall be supplemental to any other requirements and conditions applicable to applications for and permits issued concerning the demolition of properties.

(9) Any property that has received, prior to the effective date of this section, an approved and valid development order or permit from the City that authorizes the redevelopment of the property is exempt from the provisions of subsection (1) and (2) in regards to the redevelopment approved by such development orders and permits.

Sec. 58-480482. - Reconstruction of destroyed historic landmarks.

The ~~loss~~ loss of local historic landmarks, resources or contributing structures within a historic district that have been destroyed by fire or other natural disaster may be ameliorated by efforts to reconstruct the resource. Reconstruction means the process of reproducing by new construction the exact form and detail of a demolished building structure or object as it appeared at a certain point in time. The HPCB shall encourage reconstruction when deemed appropriate and when such reconstruction is based upon evidence of the size, form, architectural style and detail of the demolished building. The reconstruction will be recognized as such in the Winter Park Register of Historic Places.

(Ord. No. 2688-06, § 1, Exh. A(58-457), 10-9-06)

Sec. 58-481483—58-489. - Reserved.

DIVISION 5. - ADMINISTRATION AND
ENFORCEMENT

Sec. 58-490. Incentives.

The City may adopt additional incentives applicable to designated historic landmarks, historic resources and/or properties in a historic district, including but not limited to fee discounts or grant programs, at its discretion.

Sec. 58-491. - National Register of Historic Places nominations.

The HPCB shall review local nominations to the National Register of Historic Places and shall forward a record of their actions and recommendations to the Florida State Historic Preservation Officer.

- (1) The city commission, City Manager, Planning and Community ~~red~~Development department director, ~~chief planner~~, owners of record and applicants shall be given a minimum of 30 and not more than 75 days prior to the HPCB meeting in which to comment on or object to the listing of a property in the National Register of Historic Places.
- (2) Objections by property owners must be submitted in writing and their signature notarized to prevent nomination to the National Register of Historic Places.

(Ord. No. 2688-06, § 1, Exh. A (58-458), 10-9-06)

Sec. 58-492. - Certified local government performance.

The HPCB shall apply to participate in the certified local government program through the Florida Division of Historical Resources. As part of the program requirements the HPCB shall:

- (1) Provide 30 days prior notice of all meetings to the state historic preservation officer.
- (2) Submit minutes of each meeting to the state historic preservation officer within 30 days of each meeting.

- (3) Submit record of attendance for the HPCB to the state historic preservation officer within 30 days of each meeting.
- (4) Submit public attendance figures for each meeting to the state historic preservation officer within 30 days of each meeting.
- (5) Notify state historic preservation officer of any change in HPCB membership within 30 days of the action.
- (6) Notify state historic preservation officer immediately of all new historic designations or alterations to existing designated buildings, structures and sites.
- (7) Submit amendments to ordinance to the state historic preservation officer for review and comment at least 30 days prior to adoption.
- (8) Submit annual report by November 1 covering previous October 1 through September 30 of each year. The annual report shall include:
 - a. Any changes to the rules of procedure.
 - b. The number of proposals reviewed.
 - c. All new designations.
 - d. Changes to the HPCB
 - e. Revised resumes of HPCB members as appropriate.
 - f. Changes to the historic preservation ordinance.
 - g. A review of any survey and inventory activity with a description of the system used.
 - h. A program report on each grant-assisted

activity. (Ord. No. 2688-06, § 1, Exh. A(58-459), 10-9-06)

Sec. 58-493. Amendments. Reserved.

~~Applications for amendments to existing designated historic landmarks, resources or historic districts shall be processed according to the provision of sections 58-456 and 58-457 of this chapter provided that no action resulting from such application shall have the effect of eliminating the requirement for certificates of review as otherwise provided for in this article. Where the HPB has issued a certificate of review for demolition or moving of the improvement or feature of principal historic significance on a historic landmark site, the historic classification may be changed through the amendment process.~~

(Ord. No. 2688-06, §1, Exh. A (58-463), 10-9-06)

Sec. 58-494. - Ordinary maintenance and repair.

Nothing in this article shall be construed to prevent the ordinary maintenance or repair of any improvement, which does not involve a change of design, appearance or material, or to prevent ordinary maintenance of landscape features.

(Ord. No. 2688-06, § 1, Exh. A (58-464), 10-9-06)

Sec. 58-495. - Enforcement of maintenance and repair provisions.

Where the HPCB or city determines that any improvement of a designated historic landmark or resource, or historic district is endangered by lack of maintenance and repair, or that other improvements in visual proximity to a historic landmark, historic resource or historic district lack maintenance and repair to such an extent as to detract from the desirable character of the historic landmark, historic resource or historic district, it shall request appropriate officials or agencies of the city to require correction of such deficiencies under authority of applicable laws and regulations.

(Ord. No. 2688-06, § 1, Exh A (58-465), 10-9-06)

Sec. 58-496. - Unsafe structures.

In the event the building official determines that any designated building or contributing structure within a designated historic district is unsafe pursuant to the Florida Building Code, he or she shall immediately notify the HPCB with copies of such findings. Where reasonably feasible within applicable laws and regulations, the building official shall endeavor to have the structure repaired rather than demolished and shall take into consideration any comments and recommendations by the HPCB. The HPCB may take appropriate actions to effect and accomplish the preservation of such structure including, but not limited to, negotiations with the owner and other interested parties, if such actions do not interfere with procedures in the Florida Building Code.

(Ord. No. 2688-06, § 1, Exh.A (58-466), 10-9-06)

Sec. 58-497. - Emergency conditions.

For the purpose of remedying emergency conditions determined to be imminently dangerous to life, health or property, nothing contained herein shall prevent the making of any temporary construction, reconstruction, demolition or other repairs to an improvement, or site within a designated historic landmark, resource or district pursuant to an order of a government agency or a court of competent jurisdiction, provided that only such work as is reasonably necessary to correct the hazardous condition may be carried out. The owner of an improvement damaged by fire or natural calamity shall be permitted to stabilize the improvement immediately and to rehabilitate it later under the normal review procedure of this article.

(Ord. No. 2688-06, § 1,Exh. A (58-467), 10-9-06)

Sec. 58-498. - Inspections.

The Building and Permitting Services Department and Code Compliance Division shall assist the HPCB by making necessary inspections in connection with enforcement of this article. The building official shall be responsible to promptly stop any work attempted to be done without or contrary to any certificate of review required under this division and shall further be responsible for ensuring that any work not in accordance with an issued certificate of review shall be corrected to comply with the certificate, or that authorized remedial action in accordance with city codes is initiated promptly.

(Ord. No. 2688-06, § 1, Exh. A(58-468), 10-

9-06)

~~Sec. 58-499. —Reserved. Inordinate burden.~~

~~Nothing in this article shall cause an inordinate burden to a property owner's existing use of real property or a vested right under 1995 Fla. Laws Ch. 95-181, § (1-2), the Bert J. Harris, Jr. Private Property Rights Protection Act. An ordinate burden to a property owner's existing use of real property or a vested right may not be considered unless an application for a certificate of review for a designated property has been denied. In any instance where there is a claim of an inordinate burden to existing use of real property or vested rights, the owner shall submit, by affidavit, to the commission at least 30 days prior to a public hearing, such information as may be required to describe those vested rights and the perceived inordinate burden to those rights.~~

~~(Ord. No. 2688-06, § 1, Exh.A (58-469), 10-~~

9-06)

Sec. 58-500. - Violations.

- (a) Any person who carries out or causes to be carried out any work in violation of this article shall be required to restore the subject improvement, landscape feature or site either to its appearance prior to the violation or in accordance with a certificate of review approved by the HPB. This civil remedy shall be in addition to and not in lieu of any eriminal prosecution and civil penalty otherwise provided in section 2-108 2-107 in this Code.
- (b) Any person who carries out or causes to be carried out any work in violation of this article that causes irreparable or irreversible damage to a designated historic resource, or to any contributing or noncontributing resource within a designated historic district a fine not to exceed three times the amount per violation provided for in section 2-108 2-107 in this Code.

(Ord. No. 2688-06, § 1, Exh A (58-470), 10-

9-06)

Secs. 58-501—58-509. - Reserved.

DIVISION 6. - TAX EXEMPTIONS FOR HISTORIC PROPERTIES

Sec. 58-510. Reserved.

Sec. 58-511. - Scope of tax exemptions for restoration, renovation or rehabilitation.

(a) Chapter 196.1997, Florida Statutes establishes Aa method is hereby created for the city commission to allow tax exemptions for the restoration, renovation or rehabilitation of historic properties. The exemption shall apply to one hundred percent (100%) percent of the assessed value of all improvements to historic properties, which result from restoration, renovation or rehabilitation made on or after the effective date of an approved application. The exemption applies only to taxes levied by the city. The exemption does not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to Section 9(b) or Section 12, Article VII of the Florida State Constitution. The exemption does not apply to personal property.

(Ord. No. 2688-06, § 1, Exh. A (58-476), 10-9-06)

Sec. 58-512. - Duration of tax exemptions.

Any exemption granted under ~~this section~~ 58-511 to a particular property may remain in effect for ten years as specified in the ordinance approving the exemption. The duration of ten years may continue regardless of any change in the authority of the city to grant such exemptions or any changes in ownership of the property. In order to retain an exemption, however, the historic character of the property, and improvements, which qualified the property for an exemption, must be maintained over the period for which the exemption was granted.

(Ord. No. 2688-06, § 1, Exh. A (58-477), 10-9-06)

Sec. 58-513. - Eligible properties and improvements.

(a) Property is qualified for an exemption under ~~this section~~ 58-511 if:

(1) At the time the exemption is granted, the property is:

- a. Individually listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended;
- b. A contributing property within a National Register listed district; or
- c. Individually listed in the Winter Park Register of Historic Places or noted as a contributing structure within a designated local historic district as enacted by ordinance of the city commission.

(2) The HPCB has certified to the city commission that the property for which an exemption is requested satisfies subsection (a) (1) above.

(b) In order for an improvement to a historic property to qualify the property for an exemption, the improvement must be:

- (1) Consistent with the United States Secretary of the Interior's Standards for Rehabilitation and/or local design guidelines for historic preservation, and
- (2) Determined by the HPCB to meet criteria established in rules adopted by the department of state if the city is a Certified Local Government, or by the Department of State Division of Historic Resources.

(c) Property is qualified under section 58-513(b) above if the property meets the following criteria:

- (1) The property must be used for commercial purposes or used by a not-for-profit organization under s. 501(c) (3) or (6) of the Internal Revenue Code of 1986; or
- (2) The property must be listed in the National Register of Historic Places, as defined in Florida Statutes section 267.021; or
- (3) Must be a local historic contributing property to a National Register Historic District; or must be a locally designated historic landmark or a contributing property within a locally designated historic district; and

- (4) The property must be regularly open to the public, which means that there are regular hours when the public may visit to observe the historically significant aspects of the building. This means a minimum of forty (40) hours per week, for forty-five (45) weeks per year, or an equivalent of eighteen hundred (1,800) hours per year. A fee may be charged to the public; however, it must be comparable with other entrance fees in the immediate geographic locale.

Only those portions of the property used predominantly for the purposes specified in section 58-513(c) shall receive the ad valorem tax exemption of up to fifty (50%) percent of the assessed property value. In no event shall an incidental use of property qualify such property for an exemption or impair the exemption of an otherwise exempt property. In order to retain the exemption, the historic character of the property must be maintained in good repair and condition to the extent necessary to preserve the historic value and significance of the property.

(Ord. No. 2688-06, § 1, Exh. A (58-478), 10-9-06)

Sec. 58-514. - Applications.

(a) Any person, firm or corporation that desires ad valorem tax exemption from the improvement of a historic property must, in the year the exemption is desired to take effect, file with the historic preservation staff a written application on a form approved by the Florida Department of State. Any applicable fees shall be paid at the time the application is submitted. The application must include the following information:

- (1) The name of the property owner and the location of the historic property.
- (2) A description of the improvements to real property for which an exemption is requested and the date of commencement of construction of such improvement.
- (3) Proof to the satisfaction of the HPCB that the property that is to be rehabilitated or renovated is a historic property under this section.
- (4) Proof to the satisfaction of the HPCB that the improvements to the property will be consistent with the United States Secretary of Interior's Standards for Rehabilitation and will be made in accordance with guidelines developed by the Florida Department of State.
- (5) Other information identified in appropriate Florida Department of State regulations.

(b) Following approval by the city commission, any person, firm or corporation who is claiming the ad valorem tax exemption provided under section 513(b) shall, on or before March 1 of each year, file an application for exemption with the Orange County Property Appraiser, describing the property for which exemption and certifying its ownership and use.

(Ord. No. 2688-06, § 1, Exh.A (58-479), 10-9-06)

Sec. 58-515. - Required restrictive covenant.

To qualify for an exemption the property owner must enter into a covenant or agreement with the city commission for the term for which the exemption is granted. The form of the covenant must be established by the Florida Department of State and must require that the character of the property, and the qualifying improvements to the property, be maintained during the period that the exemption is granted. The covenant or agreement shall be binding on the current property owner, transferees, and their heirs, successors or assigns. Violations of the covenant or agreement results

in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years plus interest on the difference calculated as provided in F.S. § 212.12(3).

(Ord. No. 2688-06, § 1, Exh. A (58-480), 10-9-06)

Sec. 58-516. - Review by the HPGB~~-historic-preservation-board~~.

The HPGB or its successor is designated to review applications for exemptions. The HPGB must recommend that the city commission grant or deny the exemption. Such reviews must be conducted in accordance with rules adopted by the Florida Department of State. The recommendation and the reason therefore must be provided to the applicant and to the city commission before consideration of the application at an official meeting.

(Ord. No. 2688-06, § 1, Exh.A (58-481), 10-06)

Sec. 58-517. - Approval by the city commission.

A majority vote of the city commission shall be required to approve a written application for exemption. Such exemption shall take effect on the January 1 following substantial completion of the improvement. The city commission shall include the following in the ~~ordinance~~ decision approving the written application for exemption:

- (1) The name of the property owner and the address of the historic property for which the exemption is granted.
- (2) The period of time for which the exemption will remain in effect and the expiration date of the exemption.
- (3) A finding that the historic property meets the requirements of this article.

(Ord. No. 2688-06, § 1, Exh. A (58-482), 10-9-06)

Beck Karsala

11/17/2015



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Winter Park finally acts on talk of preservation

After more than two years of talking about strengthening its historic preservation ordinance, Winter Park finally did something about it last week.

It came down to the political courage of three commissioners who were willing to vote against Mayor Steve Leary and a crowd of homeowners who believe preservation and property rights aren't compatible.

Thanks to commissioners Carolyn Cooper, Tom McMacken and Gregory Seidel, the city's distinction as the unfriendliest place in the state for historic districts no longer belongs to Winter Park.

The number of homeowners in a neighborhood needed to approve a historic district will drop from 67 percent to 50 percent plus one.

Other good changes are part of the new ordinance, too.

The Historic Preservation Board now must have at least one member who owns or lives in a historic home or district.

And the board must now include a licensed architect and someone knowledgeable about local history.

Compared to cities in Florida such as Coral Gables or Sarasota, which truly treasure their historic buildings, these changes are firmly in the "meh" category.

But for Winter Park, the significance can't be understated.

Twice in the last 15 years the community has been forced to raise private money to save important old homes from the bulldozer because the city offered no protection.

Casa Feliz, the first of the rescued homes, quickly became a top event venue in Central Florida.

The Capen House, now on the grounds of the Polasek Museum and Sculpture Gardens, is poised to do the same.

Historic preservation is a lot more than saving an old house or two.

True preservation maintains the look and feel of entire neighborhoods.

If nothing else, historic districts are Winter Park's best defense against the tear-down epidemic that has infected neighborhoods.

Just two neighborhoods are officially historic districts in Winter Park — Virginia Heights East and College Quarter.

To hear Leary, the mayor, and plenty of homeowners tell it, though, you'd think historic districts are the worst kind of government overreach.

“Can I opt out of the historic district because I don't want design standards or any style guides on my house?” Leary asked during the meeting [he was told the answer is no]. “So the district can literally tell neighbors what color to paint their house?”

That isn't the way it works, though.

First off, it's the neighbors — not the government — who must initiate a vote for a historic district, and 50 percent plus one must vote in favor of the district.

The proposed design standards, also created by the neighbors, are available before the vote. So homeowners would be well aware of any limits to changing the exterior of their property before they vote for or against a historic district.

Paint color may or may not be part of those standards. It's all very democratic.

That didn't stop Leary and Commissioner Sarah Sprinkel, the other vote against the ordinance, from insisting preservation would infringe on property rights.

I wonder if Leary and Sprinkel also think other basic property rules — like zoning laws that prevent a homeowner from building a gas station on a residential street — also infringe on property rights?

Even though Leary and Sprinkel were wrong on this issue, it's encouraging to know the commission is populated with these constitutional purists.

Leary and Sprinkel surely will join together to oppose proposed rules that would corral Winter Park's sidewalk street performers into small “First Amendment zones.”

I wanted to ask Leary where he stood on the proposal to limit the rights of street artists, but he said he was too busy for an interview.

Let's give him the benefit of the doubt, though, and say he'll be just as big of a defender of the constitutional rights to free speech and assembly as he is for private property rights.

For now, though, preservationists who worked to improve Winter Park's standards for protecting its past deserve credit for a hard-fought victory.

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HP Ordinance - Path to Preservation or Slippery Slope?

WP Residents Duke It Out on Facebook

Anne Mooney

For more than a year, the Historic Preservation Board (HPB) has worked to craft an Historic Preservation Ordinance that would be a big step on the city's path to becoming a "Certified Local Government" (CLG). CLG status would qualify the City for state and federal funds to protect and promote the City's historic assets.

HPB & Ad Hoc Committee Lead Parallel Lives

During the same time frame, an *ad hoc* committee of Winter Park citizens with diverse points of view formed to work toward a consensus on Historic Preservation. Committee members were Attorney Frank Hamner, Casa Feliz Director Betsy Owens, Attorney and Developer Dykes Everett, Architect and President of Mead Botanical Gardens, Inc., Jeffrey Blydenburg, Real Estate Broker Scott Hillman and Landscape Architect Stephen Pategas. Together they sought to understand Winter Park's current regulations, the inventory of historic structures, trends regarding those assets and how Winter Park compares in these respects with other Florida cities.

HPB Includes Committee Suggestions in Draft Ordinance

Early this year, the ad hoc committee offered their suggestions to the HPB. Although the HPB did not incorporate all the committee's suggestions, they did adopt many of the recommended changes and, in February 2015, HPB voted unanimously to approve the draft ordinance.

The next step in the process was to present the draft ordinance to the citizens and receive their input. Two meetings – morning and evening -- were scheduled Thursday, May 7, at the Chamber of Commerce Welcome Center.

Facebook Lights Up

Once the meetings were announced, the internet lit up. On Wednesday, April 29, Peter Weldon sent a "Winter Park Perspective" blast email urging residents in bold type to "Take Action to Protect Your Rights."

"Small Group of Extremists"

"This proposal is being promoted by the Winter Park anti-development lobby," wrote Weldon, "a small group seeking to impose their values without regard to your values We cannot let a small group of extremists limit our freedoms or put our equity at risk."

"First Step Down the Slippery Slope . . ."

And with that, they were off and running. The lively debate that began on the internet spilled into the Welcome Center on the morning of May 7. The first speaker to take the podium was Winter Park resident Brian Thomas, who called the draft ordinance "The first step down the slippery slope." [Video HPres1 27:13 – 27:28 – Brian Thomas]

Peter Weldon spoke next to express his support for historic designation of *individual* properties, explaining that his opposition was to the designation of historic *districts*.

Frank Hamner: "Property Rights Guy"

Frank Hamner, a member of the ad hoc citizens' committee, rose to explain that the focus of his group was on the educational value of their effort. He identified himself as "a property rights

guy,” but said he believed there are historic assets in Winter Park that do need to be preserved. [Video HPres1 36:43 – 37:04 Frank Hamner]

WP Ordinance Weakest in FL

Casa Feliz Executive Director Betsy Owens, also a member of the ad hoc committee, pointed out there are fewer than 10 districts in Winter Park that would qualify for historic designation. She went on to compare Winter Park’s proposed ordinance with those of other Florida Cities, noting that the proposed ordinance would lift Winter Park from having the weakest ordinance in the state to being “simply among the weakest.”

[Video HPres2 - 00:05 – 1:58 Betsy Owens]

Commissioners Resist Move to Change HPB

Less than a week later, at the May 11 City Commission meeting, Historic Preservation was again at the forefront. Mayor Steve Leary brought forth nominations for all the boards that had members rotating off. Three of those nominations were for the Historic Preservation Board. Former Orange County Commissioner Bill Segal and Winter Park architect Phil Kean were nominated for regular board seats, and Winter Park resident Laura Armstrong was nominated as alternate.

Commissioner Tom McMacken requested that all board appointments be approved except for the Historic Preservation Board. The Commission voted 3 to 2 to approve the other board appointments and to discuss the HPB nominations separately. Mayor Leary and Commissioner Sarah Sprinkel cast the dissenting votes.

McMacken Urges: Delay HPB Appointments

McMacken then requested that the Commission delay any appointments to the HPB until the proposed ordinance had been brought before the Commission and had been voted either up or down. “I just hate to change pitchers at the bottom of the ninth inning,” said McMacken. “Putting new people on there now sets the dial back, and I don’t want to see [the ordinance] delayed any further.” [Video 2015-5-11Cmsh1 36:12 – 37:-2 Commissioner Tom McMacken]

A lively discussion ensued in which the Mayor said, based on public comments at the May 7 meetings, he thought perhaps the ordinance should not move forward. Leary argued that the two nominees, Kean and Segal, would contribute to the process. [Video 2015-5-11Cmsh1 42:38 – 43:14 Mayor Steven Leary]

Commissioners: Don’t Derail a Year’s Work

Commissioners McMacken and Carolyn Cooper emphasized that their objections to the appointments had nothing to do with the appointees. They simply wanted the HPB to have the chance to bring more than a year’s work on the ordinance to a conclusion.

McMacken and Cooper argued that one important component of the proposed ordinance has to do with specific criteria for board composition. Compliance with board composition criteria set by state and federal agencies would be necessary for Winter Park to achieve CLG status. Preserving the present composition of the board, even if the number is reduced from 7 to 5, would avoid the possibility of appointing someone who might not fit the revised criteria. [Video 2015-5-11Cmsh1 44:52 – 45:23 Commissioner Carolyn Cooper]

Phil Kean and Bill Segal Turned Down

At the end of the day, the Commissioners voted separately on each of the three nominees. Phil Kean and Bill Segal were voted down, 3 to 2, with Leary and Sprinkel again casting dissenting votes.

Laura Armstrong Appointed to HPB

In a surprise turn, Commissioner Greg Seidel voted in favor of the alternate candidate, Laura Armstrong, whose qualification was that she had once placed her home on the historic register. So Ms. Armstrong took a full board seat, leaving one vacant full board seat and one vacant alternate seat.

Asked why he had voted for Ms. Armstrong, Commissioner Seidel said that she was the only candidate who had mentioned historic preservation on her application.

Back to Facebook

Once again, the internet lit up. Phil Kean and Bill Segal both posted their disappointments on Facebook. Kean wrote in his post, "If you are a citizen of Winter Park, please reach out to the three commissioners that voted me not qualified and let them know that I would make a great board member. They are Carolyn Cooper, Greg Seidel and Tom McMacken. Mayor Steve Leary and Sarah Sprinkel supported me. I want to thank you in advance for your help in this."

Bill Segal had a somewhat more philosophical view on the matter, though he did acknowledge that he was disappointed. He wrote on Facebook, "... just remember life is a two way street, everything doesn't have to be all one way or the other, and when you find yourself so passionate about an issue that is not life or death, often it is a good time to listen to new voices, and new ideas. Sounds like the same people have been battling over the same stuff for far too long."

Steve Leary, still insisting that the vote was 'about the [candidates],' posted on May 12: "I do not believe it productive to criticize my fellow commission members or theorize on their rationale for voting against Phil and Bill. Rather, I am hopeful that Commissioner(s) Seidel, McMacken, and/or Cooper will reconsider Mr. Kean and Mr. Segal for appointment to the HPB."

And perhaps they will reconsider – after the ordinance has come before the Winter Park City Commission and has either passed or failed.

Below is from John Skolfield's AI analysis:

Key – Highlighted in green means we already do it (or partially), highlighted in blue means worthy of discussion, and yellow means worthy of discussion but with caution

My Top Five Ideas

1. Expedited Permitting (Almost Free)

This is probably the most valuable incentive that costs the city almost nothing.

Offer:

- 10-business-day review
- Dedicated staff contact
- Priority inspections
- Historic projects move to front of line

For a homeowner carrying a construction loan at 8%, six weeks saved can be worth tens of thousands of dollars.

This costs almost nothing.

2. Historic Preservation FAR Bonus

You already do some of this, but I would formalize it.

Example:

If a contributing structure is preserved:

- Additional 5–10% FAR
- Reduced setbacks
- Increased lot coverage
- Height flexibility in rear additions

Developers understand square footage.

A 400-square-foot bonus can easily be worth \$200,000–\$500,000 in Winter Park.

No city expenditure.

3. ADU By Right

You already allow ADUs.

I would go further.

If a historic structure is preserved:

- ADU by administrative approval
- No public hearing
- Separate utility meter
- Short-term rental prohibited if necessary
- Long-term rental allowed

A legal ADU can create:

- \$18,000–\$30,000 annual income

That's a meaningful incentive.

4. Waive City Fees

Rather than writing checks.

Examples:

- Building permit fees
- Tree permit fees
- Planning fees
- HPB review fees

Cap it at perhaps:

- \$5,000–\$15,000 per project

Small city cost.

Large perceived benefit.

5. Property Tax Rebate Program

Not exemption.

Rebate.

For example:

Owner preserves historic structure and spends:

- \$100,000 restoration

City grants:

- \$2,000 annual rebate for 5 years

Total cost:

- \$10,000

Owner receives predictable benefit.

Politically easier than a permanent exemption.

More Creative Ideas

6. Historic Maintenance Grant Lottery

Fund with donations or CRA funds.

Each year:

- Five houses selected
- \$10,000 matching grants

The city spends \$50,000.

Owners invest another \$50,000.

Creates visible success stories.

7. Historic House Insurance Pool

Many owners fear insurance costs.

City could negotiate:

- Preferred rates
- Preferred inspections
- Historic-home contractor network

Even a small savings matters.

8. Transferable Development Rights (TDRs)

This is advanced but powerful.

Owner preserves house.

Receives development credits.

Credits sold to another property owner.

The market pays for preservation instead of taxpayers.

9. Historic Contractor List

A surprisingly valuable benefit.

Many owners don't know:

- Architects
- Craftsmen
- Window restorers
- Masonry specialists

Create:

"Winter Park Approved Historic Resource Directory."

Cost almost nothing.

10. Historic Preservation Concierge

This one is huge.

Most people aren't opposed to preservation.

They're intimidated by it.

Assign one staff member:

- One phone number
- One contact
- One coordinator

Help navigate:

- Permits
- Design review
- Grants
- Contractors

The city becomes a partner rather than a regulator.

One Idea I Think Could Be a Home Run

Historic Preservation Agreement

If owner voluntarily designates:

In exchange they receive:

- ADU rights
- Additional FAR
- Expedited permitting
- Fee waivers
- Flexibility on rear additions

The owner records a preservation agreement against the property.

Not mandatory.

Entirely voluntary.

But now preservation has real economic value.

What I Would Recommend to the Board

If I were presenting today, I'd rank them:

Tier 1 (Low Cost / High Impact)

1. Expedited permitting.
2. Fee waivers.
3. Historic concierge.
4. Formalized ADU benefits.
5. Additional FAR and setback flexibility.

Tier 2 (Moderate Cost)

6. Matching grant program.
7. Tax rebate program.
8. Historic contractor resources.

Tier 3 (Long-Term)

9. Transferable development rights.
10. Preservation agreements tied to development incentives.

The strongest argument to your commission may be this:

"If preserving a historic home costs the owner money, fewer homes will be preserved. If preserving a historic home creates value, more owners will voluntarily participate. The future of preservation in Winter Park is not regulation; it is creating value."

That approach seems much more aligned with Winter Park's political climate than trying to move toward stricter restrictions.