



Historic Preservation Board Work Session

Agenda

August 12, 2026 @ 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

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.

60 minutes

- Update on Historic Resources Survey
- Continue discussion on Commission direction for HPB to look at historic preservation ordinance revisions and development of new historic preservation incentives

3. Adjournment



Historic Preservation Board

agenda item 2.a

item type

Discussion Item (s)

meeting date

August 12, 2026

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

- Update on Historic Resources Survey
- Continue discussion on Commission direction for HPB to look at historic preservation ordinance revisions and development of new historic preservation incentives

motion | recommendation

N/A

background

Running list of ideas:

- Add another designation on Orange County Property Appraiser after the zoning district information that says the home is on our potential designation list (historic potential "HP")
- Extend demo delay (changed from 60 to 90 days in 2021) and incorporate a mandatory alternatives analysis
- Remove the 40 hours/week open to the public requirement for tax exemptions on improvements
- Change district formation requirements from two-thirds (66.67%) vote to 51% vote
- Remove/reduce noticing requirements for historic designations
- Public information campaign and survey to residents: 1) Why have you not placed your home that is eligible for historic designation on the Winter Park Register of Historic Places? 2) What could the HPB propose that would motivate you to place your home on the registry?
- Expedited permitting for historic properties
- Expand lot split policies in the Comp Plan if existing home is placed on the WP Register
- Add 5% FAR bonus to the Comp Plan (already in LDC)
- Transfer of Development Rights (TDR) up to 5-10% FAR
- Reduce permit fees by 1/3 for all permit applications on designated historic properties
- Create list of insurance companies that provide policies to historic homes, and

contractors

- Discuss budget for grants (currently at 50% matching up to \$18,000) and options for an as-needed consultant for historic preservation

alternatives | other considerations

fiscal impact

attachments

None