

Historic Preservation Board



June 22, 2016 at 12:00 Noon

Commission Chambers • City Hall Second Floor
401 South Park Avenue • Winter Park, Florida

NO PUBLIC INPUT WILL BE TAKEN AT THIS MEETING.

1 work session

Call to order.

Review City Commission requests for further consideration of:

1. Variance Authority by the HPB.
2. Historic Preservation Incentives.
3. Updating the Florida Master Site File survey.

2 adjourn

appeals & assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need 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).

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

Potential Historic Preservation Incentives

1. Reduced or Waived Building Permit Fees

The city has the ability to reduce or waive permit fees. Currently, the permit fees are calculated at 9/10% of the value of the overall construction. The reduction or loss of building fees as permitted by law are relatively insignificant to the overall new construction taking place in the city. This incentive would only apply to designated properties. The City commission could also set an annual limit on fee waivers or reductions.

2. Undergrounding of Electric Services

Electric Utility currently charges customers up to \$3,000 to run the electricity from the street into the house. This program would waive the cost of that connection. This incentive could be applied to individual resources or districts.

3. Rehabilitation Grants

The concept of the rehabilitation grant program is based on the housing rehabilitation and business façade programs currently operating within the city's CRA district. This program would be for resources valued under \$400,000 based on the Orange County Property Appraisers office. The program would provide a 50% match to a property owner for exterior improvements. The maximum city matching grant it is \$25,000 per property. The property-owners would be required to own the property for an additional five years or pay back a pro-rata share of the grant to the city. A resource receiving this incentive would be require to list their property on the city's Register of Historic Places and, if appropriate apply for the National Register of Historic Places.

4. Streetlights for Districts

Currently the city charges the homeowners in a neighborhood to install period street lighting. As part of the district incentives, the city would fund and install the streetlights for the entire district if the district desires or needs street lighting. This has the potential to be a significant incentive to a district based on the district boundaries.

5. Transfer of Development Rights

To counter the proposition that designation of a property as historic devalues one's property value, a transfer of development (TOD) program would allow an owner to sell the unused density. So if a property were zoned R-2, for example, which would permit a duplex or two unit townhouse building but preserving the existing home limits the value to a single residential unit, then the TOD program would allow that second residential

unit to be transferred to another location in the City where that buyer could compensate the seller. Each transaction would be a case by case approval.

6. Preparation of National Register Applications

As a means to encourage that the most historically significant properties receive National recognition, the City would assist with the staff effort and expense of preparing and submitting National Register of Historic Places applications should a property owner desire to seek this national recognition.

Historic Preservation Incentive Discussion Guide – June 2016

Status	Incentive	Type	Cost	Comments
Existing	Plaque program	Promotion/Educational	Budget	Offered to owners of designated properties
Existing	Accessory dwelling unit	Development	No cost	Single Family residential bonus ADU
Existing	Ad valorem tax residential rehabilitation	Financial	Property specific	Offered for major rehabilitation projects for 10 year period
Existing	HPB variance review	Development	No cost	No owner cost or hardship requirement for appropriate design
Existing	FL Building Code flexibility	Development	No cost	Flexibility allowed by the FBC for designated properties
Existing	No fee for designation or Certificate of Review	Financial	Staff time	No application fees charges to owners
Existing	Preservation easement donation	Financial	Project specific	City can receive preservation easements that may give owners tax benefits
Proposed	HP resource library	Educational/Technical	Budget	Located at WPPL and/or City Hall
Proposed	HP newsletter	Educational/Promotional	Staff time and printing costs if in print	Highlights properties and provides technical information
Proposed	Walking tours	Educational/Promotional	Staff time and printing costs if in print	Could be in partnership with HP organizations
Proposed	Illustrated design guidelines	Educational/Development	Budget	Provides illustrated guidelines for appropriate rehabilitation and infill development
Proposed	Building assessment	Technical	Staff time	Assist owners in preservation planning to a greater and more technical degree
Proposed	Reduced permit fees	Financial *	Rehabilitation specific	Amend fee schedule to rebate city portion of permitting fees

Proposed	Transfer of density (TOD) for commercial properties	Development	No cost	Requires a policy and receiving area to accept additional density/intensity from downtown
Proposed	Rehabilitation grants	Financial *	Project and budget specific cost	Establish Commission policy and program
Proposed	Undergrounding electric building to main line	Financial *	Budget	Estimated to be about a \$3,000 benefit
Proposed	Prepare and Submit National Register Applications	Financial *	Property specific	Establish Commission policy for unique and threatened properties
Proposed	Install street lighting	Financial *	Neighborhood specific	City to fund and install ornamental streetlights for entire district

*These incentives would require establishing policies and the appropriation of funding.