



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

1:30 p.m.  
August 19, 2015  
Commission Chambers  
401 Park Avenue South

**MINUTES**

1. Call to order. The Chairman called the meeting to order at 1:30 p.m.

Present: Chair Bill Segal, Vice-Chair Phil Wood, Rebecca Talbert, Louise Sprimont, and Laura Armstrong. Absent: Candace Chemtob, Genean McKinnon and Phil Kean. Also Present: City Attorney Thu Pham and Attorney Frank Hamner. Staff: Planning & Community Development Director Dori Stone, Senior Planner Lindsey Hayes, and Recording Secretary Lisa Smith.

2. Approval of Minutes.

No action was taken on minutes at today's meeting.

Public Comments on items not appearing on the agenda

No one wished to address the Board under this item. A request was made to take public comment after the staff presentation has been made. Chairman Segal honored that request.

Action Items:

- Review and accept draft revisions to Chapter 58, Article VIII, "Historic Preservation", including amendments from Wednesday, August 12, 2015 in preparation for public input.

Planning and Community Development Director Dori Stone explained that she and Attorney Frank Hamner, 405 Balmoral Road, will walk the Board members page by page through the ordinance, and at the end of each page they will respond to board member questions and concerns and request that consensus be reached before proceeding to the next page. She said that this is being done to ensure that the proposed ordinance takes into account all of board member and citizen committee concerns. She stated that today's meeting is not to take final action on the historic preservation amendments, but to get Board consensus so that a draft of the proposed ordinance is available for the September public hearing, and as staff prepares for public input sessions in October. Chairman Segal noted that at the August 12<sup>th</sup> meeting, the Board reached consensus to use Attorney Hamner's draft as the official working draft in an effort to eliminate too many versions of the ordinance.

Attorney Hamner presented a map of potential historic districts. He stressed that the map was created only to use as a tool to illustrate in the big picture where districts can be located in the City. He also provided a review of issues discussed at the August 12<sup>th</sup> meeting: voting to become a district, the path to becoming a

district, simple majority of 50% +1, establishing a 12 month moratorium, the need for the city to identify tangible incentives, establish new demolition criteria, and the pros/cons of district designation.

Mrs. Stone inquired as to whether the board wants to keep in the Certified Local Government (CLG) standards language in the preamble of the ordinance. She noted that Attorney Hamner's version removed the language from the preamble. Chairman Segal restated his concerns with regard to the CLG. He reiterated that he does not feel that the language clearly spells out the purpose of the application to become a CLG is; what the rules are from the state historic resources department are once CLG status is granted; and what the membership are requirements for local boards. City Attorney Thu Pham presented her findings regarding CLG. She responded to board member questions regarding board membership requirements, and the creation of CLGs. Director Stone explained CLG requirements from the Florida Administrative Code. She said that staff will post the CLG requirements from the Florida Administrative code on the City's website,. Consensus was to remove the CLG language from the preamble.

The Board members continued with the ordinance review. Ms. Stone went into more detail in the area of Board membership makeup. She proposed adding new language as follows: one member of the HPB shall be a licensed architect; one member shall have demonstrated knowledge in the history of the city and/or the region; and one member be the owner of an individually designated home or a contributing property in a historic district and the remaining five members be residents of the Winter Park community that have an interest in historic preservation. The Board members did not come to consensus on this item. Director Stone stated that she will tidy up the language and present to the Board in the next draft.

The Board members discussed in detail designation criteria, and district designation criteria recommendations made by the Citizens Committee. The board members continued the debate of district designation. Topics discussed were new voting criteria, how votes should be counted, if there should be language that dictates a minimum district size, and a threshold number necessary to approve the creation of a district (a simple majority vote versus another percentage).

Mrs. Sprimont left the meeting at 2:45 p.m.

The Chairman recessed the meeting at 3:05 p.m. and reconvened the meeting at 3:10 p.m.

Frank Hamner discussed proposed demolition criteria, the appropriate waiting period. Mr. Segal read an email from Genean McKinnon that expressed her concerns. She was in support of having one architect on the board, 66% versus simple majority, does not support the 60 days waiting period proposed in the demolition language. Consensus of the Board members was to bring this issue back to the board when a quorum is present.

Director Stone stated that the proposed incentives were presented to the Economic Development Advisory Board (EDAB). She said that EDAB is concerned with the timing and appropriateness of when to review incentives. She explained that the EDAB has requested that staff do some modeling of historic homes and market trends. The members of EDAB do not feel that incentives should be a part of ordinance, but rather a separate resolution. Staff will bring this issue back for discussion at a later time.

Director Stone noted that the CLG language is the same as in the original ordinance. She said that staff will bring this back for discussion in the next draft. Mr. Segal requested that staff find out what the rules are and what the city is required to do.

- Update of the historical preservation review process as assigned.

The Board members discussed dates for future meetings. Director Stone stated that on September 9<sup>th</sup>, staff will present a clean final draft based on today's discussion, and will take action on CLG and demolition language, and the district voting threshold number. She noted that public forums will be structured the same as the ones held in May. At October 14<sup>th</sup> meeting, the Board will make the necessary decisions and recommendations, with a draft of the ordinance to be discussed by the Planning & Zoning Board at its work session on September 22<sup>nd</sup>.

Public comments were received from the following:

Jeffrey Blydenburg, 204 Genius Drive, expressed concerned with the CLG language. He asked that the Board please consider whether exclusion of the language will have an impact on historic commercial properties as it relates to tax credits.

Stephen Pategas, 1425 Berkshire Avenue, agreed with Mr. Blydenburg concerning the CLG language. He explained that he is the creator of the map of potential districts presented by Mr. Hamner, and discussed the rationale used in coming up with the numbers presented.

Betsy Owens, 656 Park Avenue North, stated that the ordinance presented by the committee represents much compromise for both sides of the argument of historic preservation. She requested that the HPB act favorably on the committee's recommendations.

Lee Van Valkenburg, 565 Huntington Avenue, stated that he feels that there is already enough regulation of private property. He supported the 50%+1 majority versus the higher number.

3. Adjournment. There was no further business. The meeting adjourned at 4:15 p.m.

Respectfully submitted,

Lisa M. Smith,  
Recording Secretary