



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

9:00 a.m.  
July 13, 2016  
Commission Chambers  
401 Park Avenue South

**MINUTES**

1. Call to order. The meeting was called to order at 9:00 a.m.

Present: Chairman Bill Segal, Phil Wood, Genean McKinnon, Laura Armstrong, Phil Kean, Bob Schwetje, and Chuck Bell. Absent: Ed Sabori. Staff: Planning Manager Jeffrey Briggs, City Architect Brooks Weiss and Recording Secretary Lisa Smith.

- 1) Approval of Minutes: June 8, 2016

**Motion made by Laura Armstrong, seconded by Chuck Bell to approve the June 8, 2016 meeting minutes.**

**Motion carried unanimously.**

Public Comments on any item not appearing under action: No one wished to speak. Public comment closed.

2. Action Items.

- 1) HDA 16-005 Request by Mrs. Martha Hall to designate her home at 331 West Lyman Avenue, Winter Park, Florida as a historic resource on the Winter Park Register of Historic Places. Zoned R-1A.

This item has been continued and will not be heard at this meeting.

- 2) Recommendation on Historic Preservation Incentives.

Planning Manager Jeffrey Briggs stated that staff is requesting that the Board take action on the incentives to move forward to the City Commission. Mr. Briggs explained that the proposed incentive package is what was discussed at the June 22<sup>nd</sup> work session. He said that if the Board chooses to pull an item from the list for further discussion and research that is their prerogative. He noted the City Commission is right now beginning their budget review and they are interested in acting on some incentives so that they can be included in the new budget process. The proposed incentives that he discussed were reduced or waived building permit fees, undergrounding electric services, rehabilitation grants, streetlights for districts, transfer of development rights, and preparation of national register applications.

The Board members discussed the incentives. All Board members present expressed their support for the reduced or waived building permit fees; undergrounding of electrical services; streetlights for districts; and preparation of national register applications. The items that generated discussion were the proposed rehabilitation grants and the transfer of development rights. Mr. Wood expressed strong opposition to the transfer of development rights. He said that he feels that the city would be opening a "Pandora's Box" as it will create a currency that is tradeable throughout the city. In addition, he said that he feels that could quickly become out of control and should not be offered as a part of the historic preservation process. With regard to the rehabilitation grants, he expressed that he feels it should be based on

the primary improvement value, not on the property value listed in the Property Appraiser records. Mrs. McKinnon liked the idea of the transfer of development rights because it has been used successfully in the City. She asked that it be studied further to see how it can be of assistance regarding the 40+ homes on the List of Potential Landmark Homes.

Consensus of the HPB was to move forward to the City Commission for further consideration: #1 reduced or waived building permit fees; #2 undergrounding of electric services; #4 streetlights for district; and #6 preparation of national register applications. Item #3 rehabilitation grants amended to the market value of the improvements versus the market value of the structure and land. Item #5 transfer of development rights will be further developed by staff to incorporate the input received from the Board members at today's meeting.

**Motion made by Bill Segal, seconded by Laura Armstrong to send the following potential incentives onto the city commission for further consideration: (1) Reduced or waived building permit fees; (2) undergrounding of electric services; (3) rehabilitation grants as amended; (4) streetlights for districts; and (6) preparation of national register applications. Staff was instructed to incorporate the Board members input with regard to #5 transfer of development rights and bring back to the HPB before taking it forward to the City Commission. Motion carried unanimously.**

3. Staff updates.

Staff will get the Historic Preservation Award recognition on a City Commission agenda in August and provide the date to the HPB members for those interested in attending.

4. New Business. There were no items of new business.

5. Adjournment. There was no further business. The meeting adjourned at 9:40 a.m.

Respectfully submitted,

Lisa M. Smith,  
Recording Secretary