



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

9:00 a.m.
December 10, 2014
Commission Chambers
401 Park Avenue South

MINUTES

1. Call to order. The meeting was called to order at 9:05 a.m.

Present: Vice-Chair Rebecca Talbert, Candace Chemtob, Barbara De Vane, Genean MacKinnon, and Phil Wood. Absent: Chairman Randall Glidden, Louise Sprimont, and Michael Miller. Also Present: City Attorney Robin McKinney. Staff: Planning and Community Development Director Dori Stone, Senior Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Approval of Minutes.

Action on the October 22nd and November 12th meeting minutes was deferred until the January 14, 2015, meeting.

Public Comments:

Pitt Warner, 871 Virginia Drive, expressed his disagreement with some of the findings of the Citizens Advisory Committee, specifically lowering the vote to establish a historic district and the contiguous districts. He said that he feels that changing the 2/3 majority to 50% +1 will be contentious and encourage discord between neighbors. He added that he feels that the process for establishing contiguous districts should be a voluntary process. He concluded by stating that he feels that the entire proposal goes against the City's philosophy of public involvement by discouraging participation and will be harmful to property values.

No one else wished to speak. Public comment was closed.

3. Action Item.

- Historic Preservation Ordinance amendment and incentives discussion

Senior Planner Lindsey Hayes explained that staff is prepared to discuss and brainstorm potential incentives in an effort to see what is acceptable and what is not. Planning and Community Development Director Stone joined the discussion. She explained that the incentives proposed by staff are a first attempt, and that the list can be expanded or narrowed depending on the outcome of the discussions. The Board discussed at length the pros/cons of the these possible incentives: ad valorem subsidy to historic buildings on all city taxes; granting tax exempt status to historic homes; utility tax reduction; establishing a tiered system for the 400 homes listed on the historic resources survey; creating an overlay district for historic neighborhood and granting either 501c3 or 501c6 status to those neighborhoods. They also discussed the possibility of meeting with other historic preservation boards in an effort to understand how other communities manage their

historic preservation programs and also what incentives could be offered to historic homeowners that remodel.

Betsy Owens, representing Casa Feliz, asked if Utility Fee Abatements (a reduction in the utility bill) had been taken into consideration because this was something that had been discussed by the citizen's advisory group. Mrs. Stone responded that she reached out to both the Utilities and Finance departments to see if this was feasible, but had not received any feedback from either one.

Consensus was that staff would look at and bring back numbers to the Board so that they can understand what the impact would be in taking the 400 homes listed on the historic resources survey off the City's tax rolls; granting tax exempt status to homes in the proposed tiered system; and a potential utility tax reduction. Mrs. Stone added that she is willing to do more research in order to determine whether the 10% utility tax could be something that affects more than electric. She said that the impact could possibly be city-wide.

4. New Business.

There were no items of new business.

5. Adjournment. There was no further business. The meeting adjourned at 10:00 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary