



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

9:00 a.m.  
September 9, 2015  
Commission Chambers  
401 Park Avenue South

**MINUTES**

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

Present: Chair Bill Segal, Vice-Chair Phil Wood, Rebecca Talbert, Laura Armstrong, Candace Chemtob, Phil Kean, Genean Mc Kinnon and Louise Sprimont 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 19, 2015 in preparation for public input.

Planning and Community Development Director Dori Stone explained that she and Attorney Frank Hamner, 405 Balmoral Road, will continue to walk the Board members through the ordinance. She explained that the two versions of the ordinances have been merged into the document drafted by Attorney Hamner as directed by the Board at the previous meeting. She stated that staff requests a preliminary acceptance of the ordinance so that staff can move forward to prepare for the public forums. She provided a review of suggested meeting dates. She reviewed the items that were outstanding from the previous meeting. The Board revisited the issue of Board membership as a part of the requirements for the certified local government. Consensus of the Board was to accept the criteria that one person must live in a designated home or district.

Motion made by Ms. Talbert, seconded by Mrs. Sprimont to accept under Board membership criteria that one person must live in or owns a designated resource. Motion carried unanimously.

The Board continued with the district designation vote discussion. The current ordinance requires a 67% vote. The citizen group recommended the simple majority as the required percentage of votes to become a district.

The Board entered into an extensive discussion concerning the district voting requirements. Mrs. Chemtob appreciated all of the work of the citizen committee. She discussed this history of the previous amendment discussions, and that the simple majority is what has been discussed for quite some time. She was pleased with the recommendation of the citizen committee recommending the simple majority. Ms. Talbert stated that previously there was no clear path with regard to the designation of a district. She stated that she feels that the path that the citizen's group has developed is very specific. She wanted to keep language that was previously approved. Mrs. Armstrong voiced her concerns with keeping the original vote of 2/3. Mrs. Mc Kinnon discussed her concerns with regard to the differing opinions of the required vote. Mr. Kean said that the sticking point is going to be the number. Mr. Segal offered as a mid-point to keep the discussion moving, make it 58% because the final decision is ultimately that of the City Commission. Mr. Wood stated that he feels that the Board should make it be either 50% +1 or 2/3%. Chairman Segal tabled this item until the end of the meeting. Director Stone reiterated that staff will need a recommendation from the Board at the end of the meeting in order to prepare for public workshops.

Director Stone, the next proposed revised language to demolition. This represents a dramatic change to the current ordinance language. She discussed the language proposed by the citizens committee. She stated that she understands the intent, but staff's concern is imposing additional requirements on a property that has no designation. Attorney Hamner responded that he has not had an opportunity to review the staff concerns. He noted that the proposed language takes into consideration the current language of a demolition permit that has already been permitted. In addition, this is at the property owner's discretion. He responded to Board member questions and concerns. Director Stone stated that staff would like additional time to review the proposed new language and bring the demolition issue back to the Board members at the next meeting for discussion. Consensus of the Board was to schedule a separate meeting to discuss the issue of demolition.

Director Stone noted that the draft incentive resolution was distributed to Board members prior to the start of today's meeting. She stated that staff is not requesting that the Board take action on the incentives today. This document is only for consideration. Staff also included the incentive background material. She also reviewed the concerns of the Economic Development Advisory Board which were taken into consideration in drafting the resolution. Director Stone suggested keeping the existing incentives as some of the proposed monetary incentives will be expensive and burdensome. The incentives can come back for discussion after the ordinance amendments have been approved by the City Commission. Director Stone responded to Board member questions and concerns. Ms. Talbert expressed her support and encouraged that consideration be given to incentives in the budget. She stated that she would like to see all of the incentives remain on the list until the Board has an opportunity to see what the individual impacts are.

Chairman Segal solicited feedback from the Board members concerning the idea that HPB makes the rules for non-monetary incentives, but allowing the Planning and Zoning Board to administer them. Ms. Talbert stated that she is not in support of the proposal. Director Stone discussed the thought process that went into this proposal. Chairman Segal staff is going to try to get Mr. Zimny from the State of Florida Department of Historic Resources here to address community concerns with regard to Certified Local Government. Director Stone noted that it would take at least 60-90 day lead time in order to get him here, but recommended that the language remain in the ordinance until Mr. Zimny has the opportunity to speak. Mr. Wood stated that he would like to see the language come out. He made a motion to remove the CLG language from the ordinance. The motion died for lack of a second.

The Board revisited the issue of the district voting. Mrs. McKinnon stated that she would like to keep the current language for purposes of moving forward. Motion made by Mrs. McKinnon, seconded by Mrs. Armstrong accept the proposal of the citizens committee except the voting percentage recommended and to keep the percentage the same as in the current language of 67%. Motion failed.

Chairman Segal recommended to take no action on this item today as consensus could not be reached and to obtain public input. Ms. Talbert reiterated that the simple majority language has been in the draft ordinance since 2013. Director Stone pointed out that the Board rejected the language of the simple majority and the other language in the draft is the 2/3 which was rejected as well. Currently, there is no number in the ordinance. Chairman Segal stated that if he had to choose between 67% or the 50% +1, he would choose the 50%+1. He preferred to take no action at today's meeting. Mrs. Chemtob the Board really needs to reach consensus at today's meeting. She reiterated that she would like to see it remain at the simple majority, as this has been in the draft ordinance since 2013. Consensus of the board was to recall the original motion.

Motion made by Chairman Segal, seconded by Ms. Talbert to recall the previous vote on district voting requirements. Motion carried unanimously.

Motion made by Mrs. Chemtob, seconded by Ms. Talbert to make the voting requirement for district designation to the simple majority of 50%+1. The Board members entered into an extensive discussion concerning the district voting requirements. Mr. Woods reiterated that he feels that 2/3 will be easier to present and defend to the public versus the 50%+1. Mrs. Armstrong stated that she feels that there needs to be a compromise between the two numbers to show the public on both sides of the issue that the board is attempting to be accommodating. Mrs. McKinnon requested to amend the motion made by Mrs. Chemtob to make the district voting requirement 58%. Mrs. Chemtob accepted the amendment. Ms. Talbert as the second of the motion did not accept the amendment. The offered amendment failed. Motion made by Mrs. McKinnon, seconded by Mrs. Armstrong to make the district voting requirement 58%. Mr. Wood stated he feels strongly that 58% will cloud the process. The motion carried with a vote of 4-3. (FOR: McKinnon, Chemtob, Segal and Armstrong. AGAINST: Woods, Talbert and Sprimont)

The Board members reached consensus to meet again on Wednesday, September 15<sup>th</sup> at 4:30 p.m. to discuss and possibly take action the proposed new demolition language.

Public comments were received from the following:

Monta Gettis, 516 Henkle Circle, expressed spoke in favor of voluntary historic preservation. She does not support the voting requirements for districts and the proposed demolition language.

Sally Flynn, 1400 Highland Road, spoke in favor of historic districts. She stated that she feels that they protect the quality of the area. She read into the record a letter from Ms. Susan Winters, no address provided, stated that she supports thoughtful re-development and pro-preservation.

Sue Massalink, 1308 Alberta Drive, supports a stronger historic preservation ordinance, the recommendations of the citizen's advisory committee, and the simple majority.

Shay Silver, 735 Pansy Avenue, spoke in support of incentives.

Thad Seymour, 1804 Summerfield Road, supported the efforts of the citizens' advisory committee and the commitment to preserve the history of the city.

Frank Roarke, 762 Antonette Avenue, spoke in support of historic districts.

3. Adjournment. There was no further business. The meeting adjourned at 12:00 noon.

Respectfully submitted,

Lisa M. Smith,  
Recording Secretary

DRAFT