

REGULAR MEETING OF THE CITY COMMISSION
April 11, 2016

The meeting of the Winter Park City Commission was called to order by Mayor Steve Leary, at 3:30 p.m. in the Commission Chambers, 401 Park Avenue South, Winter Park, Florida. The invocation was provided by Father Richard Walsh, St. Margaret Mary Catholic Church, followed by the Pledge of Allegiance. Mayor Leary asked for a moment of silence due to the passing of Peggy Strong (former Mayor Strong Sr.'s wife/former Mayor Strong's mother).

Members present:

Mayor Steve Leary
Commissioner Greg Seidel
Commissioner Sarah Sprinkel
Commissioner Carolyn Cooper
Commissioner Pete Weldon

Also present:

City Manager Randy Knight
City Attorney Kurt Ardaman
City Clerk Cynthia Bonham

Approval of the agenda

Motion made by Commissioner Sprinkel to approve the agenda; seconded by Commissioner Cooper and carried unanimously with a 5-0 vote.

Mayor's Report

- a. Proclamation – Earth Month and presentation to Keep Winter Park Beautiful sponsors

Mayor Leary presented Kris Stenger, Building & Sustainability Manager, and Abby Gulden, Sustainability and Permitting Coordinator with a proclamation proclaiming April 2016 as Earth Month. Mr. Stenger spoke about Earth Day in the Park on Sunday, April 10 in Central Park.

- b. Business Recognition Award Recipient – First Quarter 2016 - Fiddler's Green Irish Pub & Eatery

Planning Director Dori Stone presented the First Quarter 2016 Business Recognition Award to Fiddler's Irish Pub & Eatery and spoke about the many awards they have received. Owner Donal O'Brien and General Manager Gigi Speltz received the award and spoke about their business.

- c. Proclamation – National Library Week

Mayor Leary presented Library Executive Director Shawn Shaffer with a proclamation proclaiming the week of April 10-16 as National Library Week. Ms. Shaffer thanked the Commission.

d. Video presentation – Inside the City: Episode III - Code Compliance

Communications Director Clarissa Howard presented the video “Inside the City: Episode III – Code Compliance”. Fire Chief Jim White and Code Compliance Manager Sylvia Hawkins spoke about the violations faced by the City and the many codes they must follow.

City Manager’s Report

a. Board appreciation options

City Manager Knight provided options to show the volunteer board members appreciation for their service. Upon discussion, there was a consensus that the board liaisons check with their respective boards as to their preference and report back to the Commission.

City Attorney’s Report

Attorney Ardaman reported that the Showalter Field agreement with Orange County Public Schools will be brought back at the next meeting after meeting with them again this week to discuss changes to the proposed agreement.

Non-Action Item

No items.

Consent Agenda

- a. Approve the minutes of March 28, 2016.
- b. Approve the following purchase and contracts:
 1. PR159645 to Brown & Brown of Florida, Inc. for property insurance renewal for City properties; \$308,539.
 2. Amendment No. 1, RFP-6-2011, with Public Financial Management, Inc. for Financial Advisory Services.
 3. Amendment No. 1, IFB-10-2015, to Lake Jem Farms, Inc. for purchase, delivery & installation services for sod, and authorize the Mayor to execute renewal.
 4. Amendment No. 1, IFB-10-2015, to Tom’s Sod Service, Inc. for purchase, delivery & installation services for sod, and authorize the Mayor to execute renewal.
 5. Award IFB-6-2016 and PR159674 to Corinthian Builders, Inc. for the construction of Ward baseball field and soccer field restrooms.

Motion made by Commissioner Sprinkel to approve the Consent Agenda (with changes made to Ms. Daniels public comment under minutes); seconded by Commissioner Weldon. Ms. Mary Daniels addressed her comments

in the minutes that were amended. **The motion carried unanimously with a 5-0 vote.**

Action Items Requiring Discussion

a. Appointment of Vice Mayor

Motion made by Commissioner Weldon to appoint the current Vice Mayor Sprinkel to reappoint her as Vice Mayor; seconded by Mayor Leary.

Motion made by Commissioner Seidel to nominate Commissioner Cooper as Vice Mayor; seconded by Commissioner Cooper.

Motion made by Commissioner Cooper to nominate Commissioner Seidel. Motion failed for lack of a second.

Mayor Leary stated that Vice Mayor Sprinkel has assisted him greatly this year and that we are where we are in part on Showalter due to the efforts of her with her connections and her experience with the School Board. He addressed the respect he has for her with going to Tallahassee and using her experience up there.

Commissioner Seidel addressed his understanding that this position has always been rotated. He stated that Vice Mayor Sprinkel has done an excellent job, but that we need to rotate the position and Commissioner Cooper is the most senior person who has not been Vice Mayor.

No public comments were made.

Upon a roll call vote that Vice Mayor Sprinkel serve another term, Mayor Leary and Commissioners Sprinkel and Weldon voted yes. Commissioners Seidel and Cooper voted no. The motion carried with a 3-2 vote.

b. Master plan for city-owned properties

City Manager Knight provided an updated draft master plan list of City-owned properties and properties the City may wish to consider some day if they become available for sale. After an in-depth discussion, the following transpired for each property:

City Hall: Study the use of the library building as a potential City Hall.

Library: If the building is sold, it could be used to buy down the amount of bonds issued to build the new library. Commissioner Cooper expressed her preference not to sell the library building.

Progress Point: Planning Director Dori Stone spoke that staff is working on traffic counts on Orange Avenue and Palmetto so they are current and that another joint meeting with EDAB and P&Z will be scheduled for the next two weeks to discuss the

traffic counts and entitling the project. After that, staff will bring back this to the Commission at possibly the May 23 Commission meeting.

Consensus to hire an outside broker to dispose of City owned properties and begin the RFP process.

Blake Yard (301 W. Comstock): FDOT is verbally willing to allow the City to put in a trail along the right-of-way in the stretch from New York to Fairbanks. There was a consensus to pursue. There was discussion whether to divide it and open a portion of it to a disposal and a portion to whatever the Commission sees fit (a community garden or parking for the city); or to offer the entire piece of property up for NOD once a broker is retained. No consensus – Commissioner Weldon will bring this back to the Commission at a future time.

Northwest Sports Complex (former tree farm) – 1938 Durham Avenue (north of Lee Road): Consensus to put on hold for now and keep in the plan as a sports complex which will be further discussed when we determine if a swap is possible with the tree farm property with the existing Winter Park Housing Authority. A schematic of the park will be provided by staff to the Commission and the cost for a sports complex.

Old Swoope Water Plant: Discussion that the Golf Course Task Force proposed using the property as a golf training facility. Put on hold until the golf course operation is up and running.

2600 Lee Road: Sell the property once the broker is in line.

1111 Fairbanks Avenue (old bowling alley): Consensus to move forward with the turn lane and put the other property on hold for now until more of a plan for the property comes forward and to beautify it until we determine what we are doing with the property (recommendation to come back).

Mayor Leary stated that the Howell Creek properties are currently getting appraisals and is working with the state to secure funding for the acquisition.

901 through 1071 West Fairbanks Avenue: City Manager Knight will see if there is any interest in selling those.

Properties behind City Hall – 183-219 West Comstock Avenue: Mayor Leary stated there is no desire of the family majority property owner to sell those to the City which is the larger piece of property. The other two properties with single owners have not been reached out to yet.

Property west of Public Safety Building – 501 North Virginia Avenue: City Manager to inquire with the property owner but does not need to be rapidly pursued.

Post Office property: Purchase was turned down last year because of the amount of the sale. There was no consensus to pursue this at this time. Commissioner Cooper expressed her willingness to pay \$6 million for the property now. This will be discussed in the future.

The following spoke regarding this item:

1. Gary Barker, 1049 McKean Circle, spoke in favor of moving City Hall to the Library property, controlling the land here but having commercial development come in as long as we can protect the greenspace here. He was against selling the City Hall or Library properties.
2. Forest Michael, 358 West Comstock Avenue, spoke in opposition of selling the Blake Yard property for homes but instead wanted to see a market garden in there. He provided documents in support of a Hannibal Square Market Garden.
3. Lee Ann Inman, 327 Comstock Avenue, spoke against a parking lot but was in favor of a community garden at the Blake property.
4. Mary Daniels, 650 W. Canton Avenue, spoke in favor of a Hannibal Square Market Garden at the Blake Yard property and against a parking lot. She asked when the property is sold that it is not rezoned.
5. Maria Bryant, 450 S. Virginia Avenue, spoke in favor of the Blake Yard property becoming a community garden.
6. Martha Bryant Hall, 331 W. Lyman Avenue, spoke in favor of the Blake Yard property becoming a community garden. She asked that tall buildings not be approved for the Westside.
7. Joe Terranova, 151 N. Virginia Avenue, expressed the need to hold several work sessions to obtain input regarding the City owned properties before making any decisions.

Public comments (items not on the agenda)

Jim Cooper, 1080 Keyes Avenue, opposed the termination of the golf course staff.

Joe Terranova, 151 N. Virginia Avenue, addressed the library bond referendum passing with a very narrow margin and stressed the need for further community input before going forward with a plan. He spoke about conversations he had whereby most disagreed with the proposed location and not wanting to move this asset out of the central part of Winter Park. He suggested opening this up again for conversation with the public. Mayor Leary stated there is outreach and will be doing something moving forward.

Mary Daniels, 650 W. Canton Avenue, addressed a garden two blocks away from Comstock serving the DePugh Nursing Home and the Welbourne Avenue Nursery & Kindergarten, Inc. to teach children how to grow and cultivate. She spoke about the waiting list and that it is very well used.

Recess

A recess was taken from 6:00 – 6:21 p.m.

c. Discussion of historic preservation ordinance revisions

Planning Director Dori Stone presented proposed changes to Ordinance 3024-15 provided by Commissioner Weldon at the last meeting that he wanted to discuss for consideration as amendments to the adopted ordinance. Ms. Stone stated the ordinance has only been in existence since December 2015 and have not seen any new districts come in and have had a continuing number of individually designated homes that she believed was not affected by Commissioner Weldon's memorandum. She stated if the Commission discusses the preliminary language to the variances there is additional variance language that the attorneys will need to review and clarify.

Ms. Stone stated the Historic Preservation Board has been very interested in updating the Florida Master Site File project and have already pursued consulting services but that it will have to be budgeted. Commissioner Sprinkel expressed concerns with the cost to update the list and asked that a better system be put into place because of the cost.

Commissioner Weldon provided a list of issues proposed for study and recommendation by the Historic Preservation Board. This included the Master Site File, a contributing property, and a non-contributing property; and incentives to encourage voluntary historic designation. The State of Florida Master Site File was discussed and how it is determined if a residence has historic significance and included on the list. The process was discussed for making modifications to the ordinance if the Commission decides to.

The following proposed modifications were provided by Commissioner Weldon and discussed:

Modify Section 58-433(2) – The intent to codify that the policy of the city is to encourage historic preservation through voluntary means. Upon discussion, the language will be made clearer to say after the word nation: "This shall include encouraging voluntary preservation to achieve the following objectives." by a 5-0 vote.

Remove Section 58-447(6) - The intent that all variances for properties listed on the Winter Park Register of Historic Places and within designated historic districts are to be pursued through the Board of Adjustment under its existing rules and

Remove Section 58-447(6) - The intent that all variances for properties listed on the Winter Park Register of Historic Places and within designated historic districts are to be pursued through the Board of Adjustment under its existing rules and procedures. Upon discussion, there was a consensus for staff to review the language and to leave the language as it currently is for now.

Modify Section 58-457(2)(c) - The intent to restore a two thirds voting requirement to form a historic district. Upon discussion, Mayor Leary and Commissioners Weldon and Sprinkel voted to make the change in the ordinance. Commissioners Seidel and Cooper voted not to change the ordinance. Commissioner Cooper proposed an alternative that we stay with 67% of the people who actually vote (no agreement was made on this).

Add Section 58-457(2)(e) with the intent to codify voluntary participation in the Certificate of Review oversight. Upon discussion, there was no support of the Commission to amend this.

Commissioner Cooper asked for reconsideration of the recommendation by Phil Kean that the homes of such significance (on the landmark list) be given a 90 day hold on demolitions. After discussion, there was a consensus not to raise the time limit from 60 to 90 days.

Commissioner Weldon provided issues proposed for study and recommendation by the Historic Preservation Board concerning the Master Site File, Contributing Property, and Non-Contributing Property (attached to these minutes). There was also discussion regarding incentives to encourage voluntary historic designation (attached to minutes). There was a consensus that this go before the Historic Preservation Board.

Commissioner Seidel spoke about the need to save the character of the City. Mayor Leary spoke about the many improvements made that are saving our character such as rebuilding the golf course, the Alford Inn, putting in a new state-of-the-art library/civic center, etc.

The following spoke:

Drew Krecicki, 1711 Chestnut Avenue (wait longer before considering revising the ordinance to see if there are issues).

Bill Sullivan, 1362 Richmond Road, stated he was representing the 90% of the people living in contributing homes that spoke against lowering the threshold on historic districts. He asked if this goes back to the HPB to limit the time spent.

Betsy Owens, Casa Feliz, 656 Park Avenue North, opposed opening up the ordinance again to return the threshold to 67%.

Carolyn Bird, 361 Beloit Avenue, spoke about the need to communicate with the residents regarding this issue.

Sally Flynn, 1400 Highland Road, opposed raising the district criteria threshold to 67%.

Frank Hamner, 405 Balmoral Road, opposed changes to the current ordinance and to changing the percentage required for a historic district and to give the current ordinance some more time to see what happens.

Linda Eriksson, 535 N. Interlachen Avenue, opposed changing the current ordinance.

Craig Uttley, 516 Henkel Circle, spoke in favor of the proposed revisions to change the historic district to 67%.

Sue Masselink, 1308 Alberta Drive, spoke in favor of keeping the changes to the ordinance adopted in December 2015.

Discussion ensued regarding the need to ensure people that are purchasing a home in a historic district are made aware they are buying in a historic district. Commissioner Cooper asked to have the adopted ordinance sit a year because there is no sense of urgency. Mayor Leary stated he would like to see the proposed changes brought forward so they can review them and that they can always table it if they decide to.

Recess

A recess was taken from 8:20 – 8:28 p.m.

d. Library naming policy

Attorney David Torre, representing the Library, spoke about their commitment to raise \$2.5 million toward the library. A policy regarding naming rights for the entire building or portions of the facility for those who donate to the cost was brought forward for consideration. City Manager Knight commented that the Commission needs to approve this naming policy or another one in order for them to go forward.

Discussion ensued regarding concerns with naming rights of someone donating a smaller portion of the needed funds as compared to the amount of funds the citizens are paying from the bond referendum. Commissioner Seidel inquired about any rooms currently named after individuals at the library and what will happen to those. Mr. Torre stated they are currently doing an audit to determine which ones do and do not have donor agreements attached and hoped that ones with donor agreements would come over to a comparable room in the new building. Mr. Torre stated this policy is similar to the one that Rollins College has in place.

Commissioner Cooper addressed the need that the library to be named the 'Winter Park Public Library' since the majority of funds are paid for by the citizens and the City owns the library but has some flexibility once they get inside the rooms. She spoke about the City's policy that has a process and flexibility built into it to deal with anything over \$5 million. She asked that both attorneys look at our policy and the library board's desires and try to find a way to combine the two so we are still following the City's policy. She expressed the need to deal with the rooms and the Rachel Murrah name that she wanted to see come forward for a comparable area. She also wanted to make sure we go through our existing process and that the final authority has to rest in the City of Winter Park for naming.

Commissioner Sprinkel spoke about a change that needs to be addressed to the process that you do not have to be deceased to have naming rights.

Mayor Leary commented that he does not see how they can provide approval at this time because until we start talking about rooms and dollars associated with those rooms he did not see how they can have that conversation with the potential donor. Mr. Torre stated they were not looking for approval this evening and is not designed to be adopted as is but contains what they are thinking of. He also commented that they do not anticipate it covering the events/civic center portion. Mayor Leary stated that all naming opportunities and all funding levels need to be confirmed by the City Commission.

City Manager Knight confirmed that even if they receive a very significant contribution that they are not looking to name the outside of the building after that person. It was also agreed that persons not deceased can make contributions to the library, that \$2.5 million is not enough to name the building (excluding rooms inside), and that the Commission will be flexible as the process goes forward and the plans are defined sufficiently so that they have something to sell.

Public Hearings:

- a. Request of Z Properties: Subdivision or lot split approval to divide the property at 360 Beloit Avenue, zoned R-1A, into two single family building lots.

Variances are requested for the proposed lot widths of 67' in lieu of the 85' required for corner lots in the R-1A zoning and for the lot area of the western lot at 7,836 square feet in lieu of the required 8,500 square feet.

Planning Manager Jeff Briggs explained the request and the Planning and Zoning Board approval and condition that the fronts of the homes on Beloit look more like front doors and not just sides.

Applicant Zane Williams provided a new proposed front elevation for Beloit Avenue, they elevated the sides and added doors. It was clarified that the packet contains the previous design. Mr. Williams answered questions of the Commission.

The following spoke in opposition:

Dennis Casey, 443 Beloit Avenue
Carolyn Bird, 361 Beloit Avenue
Donna Colado, 327 Beloit Avenue
Dick Gregor, 380 Waterfall Lane

The following spoke in support:

John McDade, 450 Beloit Avenue
Harry Falk, 872 Granville Drive

Wayne Jones, 455 Beloit Avenue, supported the lot split with conditions that the south side of the street looks more like the north side and that the front elevation looks like a front elevation. He asked that the design be modified to look like a front door and not like three side doors.

Commissioner Cooper addressed her respect for the applicant; but spoke about how this is an issue of harmony and compatibility; the two cul-de-sacs that take up the entire block on the south side are different from the north side. She stated if they were buying the entire track she would feel differently but she did not believe that carving one lot off of two cul-de-sacs is going to feel compatible.

Commissioner Sprinkel stated she can support this knowing that this is going to have a front or looks like a front on Beloit Avenue. She stated she would like to make a condition that this is part of the approval.

Commissioner Weldon stated he changed his view based on conversations with the residents on Beloit and gaining further information that has come to them since the Planning and Zoning Board judgment on the original application. He stated he wants to see the lots split because that is the best alternative but with meeting the expectations of the neighbors with regard to the frontage, he wanted to reconfigure the house so the front door is on Beloit and not just appear to be.

Commissioner Seidel spoke about the very home that could be built there if the lot was not split compared to this request.

Mayor Leary asked the applicant if there is a way to address the concerns regarding the actual front door versus the faux front door. Mr. Williams stated they will do what they need to do to move forward and committed to putting the front doors on the front of Beloit Avenue.

Ira Kitograd, 731 Pansy Avenue, Mr. Williams business partner, stated they are willing to concede and make it part of the approval so the front door is on Beloit.

Discussion ensued regarding continuing the hearing to discuss the lot split and the variance in respect to the lot widths, and the variance in respect to the size of one

lot. The applicant agreed that they can have a revised elevation with front doors on it in time for the next meeting.

Motion made by Mayor Leary to table this until the April 25, 2016 Commission meeting; seconded by Commissioner Seidel and carried unanimously with a 5-0 vote.

b. Adoption of the fee schedule effective May 1, 2016.

There was no presentation of the fee schedule given.

Motion made by Commissioner Sprinkel, seconded by Mayor Leary to approve the fee schedule.

Amendment made by Commissioner Cooper that we revise the employees golf fees to mirror the residents golf fees for all days of the week; seconded by Mayor Leary. Upon a roll call vote, Mayor Leary and Commissioners Sprinkel, Cooper and Weldon voted yes. Commissioner Seidel voted no. The motion carried with a 4-1 vote.

Upon a roll call vote on the main motion, Mayor Leary and Commissioners Seidel, Sprinkel, Cooper and Weldon voted yes. The motion carried unanimously with a 5-0 vote.

c. AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING ARTICLE III OF CHAPTER 2 OF THE CITY OF WINTER PARK CODE OF ORDINANCES REGARDING SUBSIDIARY CITY BOARDS AND COMMISSIONS AS ADOPTED BY ORDINANCE NO. 2843-11 AND AS FURTHER AMENDED BY ORDINANCE NO. 2880-12; PROVIDING FOR RENAMING OF CERTAIN BOARDS AND THE CONSOLIDATION DUTIES OF CERTAIN BOARDS; PROVIDING FOR CITY COMMISSION APPROVAL OF THE CONTINUED EXISTENCE OF CERTAIN BOARDS TO AVOID SUNSETTING; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE. First Reading

Motion made by Mayor Leary to table this until April 25; seconded by Commissioner Cooper and carried unanimously with a 5-0 vote. This was not discussed due to the lateness of the meeting.

City Commission Reports:

a. Commissioner Seidel

Commissioner Seidel spoke about being pleased with the Dinner on the Avenue event.

Commissioner Sprinkel spoke about attending the inauguration of the new Rollins president; asked that a board evaluation spreadsheet be provided to have everything on one page; asked if PODS are allowed (Building Director Wiggins addressed where these are allowed); spoke about calls she is receiving regarding trees being cut down because of the golf course renovations that needs to be addressed; and addressed the Library Board having a lunch coming up for the valedictorians and salutatorians.

c. Commissioner Cooper

Commissioner Cooper complimented Vice Mayor Sprinkel for her part at the Rollins event on behalf of the City.

Commissioner Cooper commented she is okay with receiving position papers from other Commissioners on subjects they are going to deal with. Commissioner Cooper said that she has an Attorney General Opinion saying that it is not a violation of the sunshine law to prepare and circulate position papers to other commissioners prior to a commission meeting. She said she understands as a commissioner she cannot respond or it is a violation of the Sunshine Law.

d. Commissioner Weldon

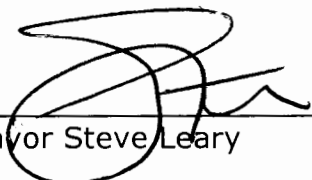
Commissioner Weldon asked that staff provide a statement and update that says what the City is doing to validate or to study the engineering challenges that may or may not exist on the potential Civic Center/library property. He asked about the other aspects of the pre-design phase to reach judgment as to what would be required to build the kind of building we are anticipating and any costs that are revealed as a result of those that they be put into context.

e. Mayor Leary

Mayor Leary announced the body camera legislation that passed and if we have a plan moving forward. City Manager Knight stated he is working with Chief Railey on this.

Mayor Leary addressed the importance of scheduling public sessions regarding the historic preservation ordinance so residents are correctly informed and to develop real life examples of how historic districts would work in a neighborhood. There was a consensus.

The meeting adjourned at 9:51 p.m.



Mayor Steve Leary

ATTEST:



City Clerk Cynthia S. Bonham, MMC

Issues proposed for study and recommendation by HPB.

Master Site File, Contributing Property, Non-contributing Property.

Study of our HP ordinance and practices revealed that we have no independent and professional judgment of historic significance. While the city engaged a consultant many years ago (1986?) to assess Winter Park properties for historic significance, the resulting list is now obsolete and, as well, includes properties included without independent or professional input. Further, until recently, few impacted property owners were aware they were on a list or understood the implications of being on a list.

There is a need to clarify the status of the State of Florida Master Site File. Research into this state maintained list indicates that anyone can submit a property for inclusion on the list and that the property owner is not informed of such inclusion, nor will requests by owners for removal from the list be honored. As such, although seemingly required to be maintained by the State as part of the Federal National Register program, there is nothing "official" about the list. There are no standards established for inclusion on the list other than a "resource" needs to be at least 50 years old, and there are no audits or controls managing the content of the list. The list is thus meaningless as to determination of historic significance.

Independent assessment by professionals with broad experience assessing properties for National Register status would seem to be a required starting point for compiling an updated list of Winter Park Historic Resources if Winter Park is going to pursue historic preservation.

There is a need to formalize the process for being added to the list of Winter Park Historic Resources. The process should require independent and professional judgment of historic significance. Determination of properties included on this list should require the written approval of the property owner, the HPB, and the city commission.

The language in the ordinance regarding "Contributing Properties" and "Non-contributing Properties" needs to be related to the process of being added to the list of Winter Park Historic Resources. Currently, it is not clear that all "Contributing Properties" and only "Contributing Properties" are to be included on the list of Winter Park Historic Resources. It is also unclear how the list of Winter Park Historic Resources relates to the HP ordinance. This needs to be sorted out.

The current open ended and arbitrary approach to making Certificate of Review determinations needs to be limited in scope if we are to encourage more voluntary participation. For example, limiting the review requirement to street facing façade could be expected to significantly reduce the risk and uncertainty to agreeing to join a Historic District. Another issue to address as to appropriate regulatory oversight is historic classification; National Register property, Winter Park Register property, contributing property, non-contributing property.

Incentives to encourage voluntary historic designation.

The policy goal should be to encourage owners of the most historically significant properties in Winter Park to voluntarily apply for listing on the Winter Park Register of Historic Places.

One place to start implementing this priority is to help owners apply for National Register status and then to provide a small level of city support for maintaining such properties when National Register status is granted. Alternatives include using city funds to engage consultants to prepare and apply for National Register status with the owner's permission, and if National Register status is granted, to accrue a small annual maintenance fund for each such property as evidence of community support for the owner's commitment to historic preservation (such funds to be at level of recognition, not subsidy).

Currently, the city pays for historic plaques for homes volunteering for the Winter Park Register, but does not provide any recognition for contributing properties within historic districts. Such recognition may be appropriate where owners agree to "Contributing" status and/or agree to Certificate of Review for exterior changes as part of a Historic District.

HPB may be asked to re-study the opportunities for community recognition of property owners who volunteer their property for historic preservation, to assess the above ideas as well as provide the commission with evidence of community recognition from other jurisdictions.