

March 28, 2016

To: Fellow members of the Winter Park City Commission

From: Pete Weldon

I ask that we consider changes to the Historic Preservation ordinance.

Step one is to assure our homeowners that they determine that participation in a Historic District is appropriate for them. Our guiding principle should be that historic preservation is an important personal value system to be adopted voluntarily and recognized by the city. This can be accomplished by immediately changing a few aspects of the existing ordinance as proposed below.

Step two is to simplify the rules for those properties now voluntarily subject to Historic Preservation Board review so as to encourage, rather than compel, participation in historic preservation.

Step three is to provide incentives to encourage voluntary participation in Winter Park historic preservation with a focus on quality over quantity.

Changes to Ordinance No. 3024-15 to have a first reading at the city commission meeting of April 11, 2016.

Modify SEC. 58-433 (2) *[Intent: To codify that the policy of the city is to encourage historic preservation through voluntary means.]*

Change: "It shall be the policy of the city to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures, sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the city, state, or nation to achieve the following objectives: ..."

To: "It shall be the policy of the city to promote the educational, cultural, and economic welfare of the public by encouraging voluntary preservation and protection of historic structures, sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the city, state, or nation to achieve the following objectives: ..."

Remove SEC. 58-447 (6) *[Intent: 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.]*

Modify SEC. 58-457 (2) (c) *[Intent: Restore two thirds voting requirement to form historic district.]*

Change: "Upon receipt of a favorable vote representing the ownership of fifty percent (50%) plus one of the properties within the nominated district..."

To: "Upon receipt of a favorable vote representing the ownership of two thirds of the properties within the nominated district..."

Add SEC. 58-457 (2) (e) *[Intent: Codify voluntary participation in Certificate of Review oversight.]*

Any ownership interest voting against inclusion of their property in a nominated district shall exempt the property from Certificate of Review oversight unless such property is listed on the Winter Park Register of Historic Places at the time of the vote, or is later added to the Register.